



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, April 14, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR
BERNI BERNSTEIN
ERIN CARROLL
GLEN DEISLER
GARY MOSEL
DENISE WOOLERY

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/for Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- **The approximate** time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the SFDB are based on compliance with Municipal Code Chapter 22.69 and with adopted SFDB guidelines and require Neighborhood Preservation Ordinance Findings (§22.69.050). Some agenda items required preparation of a mailed notice.
- The SFDB may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.
- Preliminary Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/sfdb If you have any questions or wish to review the plans, please contact **Tony Boughman**, Planning Technician II at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

NOTICE:

1. That on Wednesday, April 09, 2008 at 3:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/sfdb.
2. This regular meeting of the Architectural Board of Review will be broadcast live on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/abr and then select *Meetings Online*.

GENERAL BUSINESS:

- A. Call to order.
- B. Roll call.
- C. Public Comment: Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)
- D. Approval of the minutes of the Single Family Design Board meeting of March 31, 2008.
- E. Consent Calendar: April 7 and April 14, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

PRELIMINARY REVIEW**1. 825 ROBLE LN****E-1 Zone**

(3:15) Assessor's Parcel Number: 019-252-008
 Application Number: MST2008-00025
 Owner: Mark Bell
 Architect: Kent Mixon

(Proposal to remodel an existing 2,073 square foot single-family residence on a 8,180 square foot lot in the Hillside Design District. The project includes a 101 square foot addition to lower floor, demolishing and rebuilding existing stairs at west and east ends of house, replacement of all existing doors and windows, and change siding at main level to board and batten. Staff Hearing Officer approval of modifications are requested for encroachments into the interior, front, and open yards. The proposed total 2,174 square feet is 67% of the maximum FAR.)

SFDB-CONCEPT REVIEW (CONT.)**2. 1596 ORAMAS RD****E-1 Zone**

(3:45) Assessor's Parcel Number: 029-060-022
 Application Number: MST2007-00109
 Owner: Sanford Combs
 Architect: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and second-story porch enclosure. The proposal has a floor-to-lot-area ratio of 0.20.)

(SECOND CONCEPT REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

SFDB-CONCEPT REVIEW (CONT.)**3. 2929 SERENA RD****E-3/SD-2 Zone**

(4:15) Assessor's Parcel Number: 051-201-010
Application Number: MST2007-00595
Owner: Daniel Alan Boswell II
Designer: Chris Belanger

(Revised proposal for a 368 square foot second-story addition and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. The proposed total 2,322 square feet is 86% of the maximum FAR. Staff Hearing Officer approval for a modification of the solar access ordinance is requested.)

(THIRD CONCEPT REVIEW. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 911 ALSTON RD****A-2 Zone**

(4:45) Assessor's Parcel Number: 015-174-011
Application Number: MST2008-00030
Owner: Michael and Patricia Ainsa
Designer: Sterling and Associates

(Proposal for 671 square feet of first-story additions, a 189 square foot covered patio, and a 163 square foot patio with trellis. The existing 2,469 square foot two-story single-family residence including 532 square foot attached two-car garage is located on a 14,156 square foot lot in the Hillside Design District. The proposed total of 3,140 square feet is 74% of the required maximum FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

*****SCHEDULED BREAK FROM 5:15 UNTIL 5:35 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1294 BEL AIR DR****E-1 Zone**

(5:35) Assessor's Parcel Number: 049-231-002
Application Number: MST2008-00159
Owner: Peter and Celia Miko
Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including 507 square foot attached garage. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,333 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1631 SHORELINE DR****E-3/SD-3 Zone**

(6:10) Assessor's Parcel Number: 045-173-022
Application Number: MST2008-00017
Owner: David Prenatt
Architect: Tom Smith

(Proposal for a 1,103 square foot second-story addition and a 159 square foot first-floor addition. The existing 2,233 square foot one-story single-family residence including garage is located on a 20,100 square foot parcel in the Hillside Design District. A portion of the existing attached garage would be converted to living space and a 407 square foot attached two-car garage is proposed. The project includes a six foot high perimeter wall and service gate, relocated driveway, new patio, and walkways. The proposed total of 3,560 square feet is 76% of the maximum guideline FAR. Planning Commission approval of a coastal development permit is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 724 LAS CANOAS PL****A-1 Zone**

(6:45) Assessor's Parcel Number: 021-030-040
Application Number: MST2008-00136
Owner: Dennis L. and Susan J. Chiavelli Trustees
Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence and the construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

PRELIMINARY REVIEW**8. 644 CALLE RINCONADA****E-3/SD-2 Zone****(7:20)**

Assessor's Parcel Number: 053-063-010
 Application Number: MST2006-00111
 Owner: Kenneth and Jane Hahn, Family Trust 1
 Architect: Peter Hunt

(Revised proposal for the addition of 601 square feet of living space on the first and second floors of an existing 1,703 square foot one-story single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 270 square foot two-car garage. A zoning modification was approved for encroachment of the garage into the interior yard setback. The resulting two-story single-family residence totaling 2,418 square feet is located on a 6,922 square foot lot and is 83% of the maximum FAR.)

PRELIMINARY REVIEW**9. 1025 LAS ALTURAS RD****A-1 Zone****(7:55)**

Assessor's Parcel Number: 019-113-052
 Application Number: MST2005-00791
 Owner: Steven Adrian and Gina Giannetto
 Architect: Steven Adrian

(Proposal for a new 2,085 square foot three-story single-family residence with a 332 square foot basement, an attached 450 square foot garage, a 343 square foot roof-top terrace, 181 square feet of balconies and a 340 square foot detached accessory structure with a 108 square foot terrace on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, and 378 cubic yards of grading. The proposed total of 2,085 square feet is 41% of the maximum guideline FAR.)

(THIRD CONCEPT REVIEW. FIRST REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

I. Adjournment.**CONSENT CALENDAR – SEE SEPARATE AGENDA**