



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.

Tuesday, May 27, 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/or 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 May 22, 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 Single Family Design Board 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/sfdb and then clicking *Online Meetings*.

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 April 28, and May 12, 2008.
- E. Consent Calendar. May 19, and May 27, 2008.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

Discussion Item

- (3:15)** Draft Final Approval Submittal Checklist for Design Review, review and comment.
Staff: Heather Baker, AICP Project Planner.

PRELIMINARY REVIEW**1. 840 CIMA LINDA LN****A-2 Zone**

- (3:25)** Assessor's Parcel Number: 015-162-019
Application Number: MST2007-00500
Owner: Chuck and Lisa Mounts
Architect: Kent Mixon

(Proposed 96 square foot addition to an existing 6,063 square foot, two-story residence with an attached three-car garage. The improvements include a new detached 721 square foot, covered terrace and a new swimming pool and spa.)

(Environmental assessment is complete. Action may be taken if sufficient information is provided.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1708 CHINO ST****R-2 Zone****(3:55)**

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer Approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)

PRELIMINARY REVIEW**3. 1025 LAS ALTURAS RD****A-1 Zone****(4:30)**

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

(Proposal for a new 2,244 square foot three-story single-family residence with a 470 square foot basement, an attached 465 square foot garage, a 440 square foot roof-top terrace, 72 square feet of balconies, a 494 square foot detached accessory structure, a 125 square foot covered patio, a 240 square foot terrace. The project is located 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, a swimming pool, and 357 cubic yards of grading. The proposed total of 2,244 square feet is 45% of the maximum guideline FAR.)

(Second review at SFDB. Story poles are installed on site.)

*****SCHEDULED BREAK FROM 5:00 P.M. UNTIL 5:20 P.M.*****

SFDB-CONCEPT REVIEW (CONT.)**4. 1930 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

(5:20) Assessor's Parcel Number: 045-100-011
Application Number: MST2008-00057
Owner: Scott H. Wiscomb
Architect: David Vanhoy

(Proposal for a new 3,882 square foot two-story single-family residence including a 718 square foot three-car garage. The proposal includes an attached 422 square foot secondary dwelling unit on the 14,212 square foot lot located in the appealable jurisdiction of the coastal zone. The existing 1,559 square foot single-family residence and garage is to be relocated or demolished. The proposed total of 3,883 square feet is 91% of the maximum FAR. Planning Commission approval of a modification for garage to exceed 500 square feet and approval of a coastal development permit are requested.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission approvals of a modification and a Coastal Development Permit.)

SFDB-CONCEPT REVIEW (CONT.)**5. 1057 ARBOLADO RD****E-1 Zone**

(5:55) Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Architect: Jeff Shelton

(This is a revised project description: Proposal for one and two-story additions and alterations to an existing one-story 2,024 square foot single-family residence located on a 13,504 square foot lot in the Hillside Design District. Proposed are first-floor additions of 652 square feet, a new 698 square foot second-story, and a 581 square foot second-story deck, replace all roofing, complete exterior remodel, repaving the driveway, and 50 cubic yards of fill grading. Staff Hearing Officer approvals of modifications for additions and alterations in the front yard setback and to provide part of the open yard in the front yard are requested. The proposed total of 3,220 square feet is 77% of the maximum allowable FAR.)

(Third Concept Review. Revised story poles will be installed prior to the hearing. Comments only; project requires environmental assessment and Staff Hearing Officer approval of modifications.)

PRELIMINARY REVIEW**6. 122 LA PLATA****E-3/SD-3 Zone**

(6:00) Assessor's Parcel Number: 045-211-016
Application Number: MST2004-00823
Owner: David Shapiro
Agent: Alicia Harrison
Designer: Andrea Walhof
Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first-floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer Approval of a modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 021-08.)

PRELIMINARY REVIEW**7. 644 CALLE RINCONADA****E-3/SD-2 Zone**

(7:00) Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth and Jane Hahn Family Trust
Architect: Paul Zink

(Revised proposal for the addition of 650 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 470 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 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

PRELIMINARY REVIEW**8. 110 ONTARE HILLS LN**

(7:30) Assessor's Parcel Number: 055-160-057
Application Number: MST2008-00061
Owner: Karen Graham
Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% of the maximum guideline FAR.)

(Second review. Project requires compliance with Planning Commission Resolution No. 032-05.)

I. Adjournment.

CONSENT CALENDAR – SEE SEPARATE AGENDA