

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 of Review (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. Some agenda items have received a mailed notice and are subject to a public hearing.
- 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. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Concept review comments are generally valid for one year. Per SBMC 22.68.110, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date.
- **APPEALS:** 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, 735 Anacapa St. 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 gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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. Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at mbedard@SantaBarbaraCa.gov. Our office hours are 8:30 A.M. to 4:30 P.M., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the city of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Building and Safety Staff or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. On Wednesday, October 5, 2011, 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.
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 the following Wednesday morning 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. 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.)

B. Approval of the minutes of the Single Family Design Board meeting of **September 26, 2011**.C. Consent Calendar: **October 3, 2011; and October 10, 2011.**

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

REVIEW AFTER FINAL**1. 1303 FERRELO RD - LOT 28****E-1 Zone**

(3:10) Assessor's Parcel Number: 029-271-028
 Application Number: MST2005-00082
 Owner: Kevin Goodwin
 Designer: Goodwin Design

(This project is scheduled for a Review After Final for a revised design to reconfigure the site grading and slope. The total onsite grading is approximately 188 cubic yards of cut and 188 cubic yards of fill and will be balanced on site. The goal of the revised site grading is to restore the site to the original elevation and slightly increase the building pad. Other site work includes erosion control and addition of site boulders. No changes are proposed to the 3,493 square foot, two-story, single-family residence, with an attached 599 square foot two-car garage, which received Final Approval on January 2, 2007.)

(Second Review of Review After Final. Project requires Neighborhood Preservation Ordinance and Grading Findings per SBMC 22.69.050. The project was last reviewed by SFDB on June 20, 2011).

IN-PROGRESS REVIEW**2. 1020 PLACIDO AVE****R-4 Zone**

(3:40) Assessor's Parcel Number: 039-262-008
Application Number: MST2011-00252
Owner: Abigail Solomon-Godeau
Architect: Christine Pierron

(Proposal for alterations to an existing two-story 2,271 square foot single-family residence to be converted to a congregate care facility. The exterior alterations include a new accessible parking space, accessible ramp, stairs, trash enclosure, deck, and site walls exceeding 3.5 feet in the front yard.)

(In-Progress Review for change in proposed exterior materials, revised windows and doors, and revised trash/recycling location. Project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit and a requested zoning modification. The project was last reviewed on July 5, 2011.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 276 SCHULTE LN****A-1 Zone**

(4:10) Assessor's Parcel Number: 055-230-006
Application Number: MST2011-00360
Owner: John Illgen
Engineer: Flowers and Associates, Inc.

(Proposal to repair and stabilize an area of slope failure, construct new drainage facilities and repair a portion of the existing paved driveway serving the existing residence. Proposed grading includes 460 cubic yards of cut and 610 cubic yards of fill. Approximately 15 ornamental trees are proposed to be removed. A single-family residence and carport currently exist on the project site. No new floor area is proposed. The project site is located on an approximately 3.25 acre site in the Hillside Design District.)

(Project requires Neighborhood Preservation Ordinance and Grading Findings per SBMC 22.69.050. Project requires compliance with Tier 2 Stormwater Management Program.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 652 RICARDO AVE****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Roy Calvin Petersen
Architect: Tom Ochsner

(Proposal to construct a 931 square foot one-story addition to an existing 1,611 square foot one-story residence with attached two-car garage located on a 20,831 square foot lot in the Hillside Design District. A portion of the existing residence will be demolished and reconstructed. Proposal includes a new courtyard area with a new fountain and a new covered porch. The total development proposed is 2,958 square feet and is 63% of the maximum floor-to-lot area ratio (FAR) guideline. This project addresses violations listed in ZIR2011-00176 to include the demolition of the accessory structure.)

(Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to Final Approval.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1708 CALLE BOCA DEL CANON****R-1 Zone****(5:10)**

Assessor's Parcel Number: 041-062-017

Application Number: MST2011-00376

Owner: Marlene Roberts, Revocable Trust

Designer: Hadighi Mehdi

(Proposal to construct a new 331 square foot second-story addition to an existing 1,351 square foot one-story, single-family residence with a basement and an attached 334 square foot one-car garage, resulting in a total development of 2,016 square feet on a 6,390 square foot lot. The 1,351 square foot existing residence includes a 344 square foot basement which is exempt from the floor-to-lot area ratio (FAR) calculation. The proposal is 60% of the maximum required FAR.)

CONSENT CALENDAR – SEE SEPARATE AGENDA