



**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](http://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](mailto: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, June 27, 2012, 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](http://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](http://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 **June 18, 2012**.
- C. Consent Calendar: **June 25, 2012**; and **July 2, 2012**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 734 SEA RANCH DR****A-1/SD-3 Zone****(3:20)**

Assessor's Parcel Number: 047-104-005

Application Number: MST2012-00241

Owner: Graciela Carrasco-Montgomery, Living Trust

Architect: Craig Burdick

Engineer: Paul Spieler Engineers

(Proposal for alterations and additions to an existing one-story, 2,230 square foot, single-family residence with an attached 518 square foot two-car garage, located on a 1.36 acre lot in the Hillside Design District and in the Coastal Zone. The proposal includes construction of a new 255 square foot one-story, a new 265 square foot second-story addition, the conversion of 167 square feet of the existing 518 square foot two-car garage into habitable space, and the construction of a new 250 square foot carport. A total of 920 square feet of new decks are also proposed. The proposed total of 3,518 square feet is 68% of the guideline floor-to-lot area ratio (FAR).)

**(Concept Review. Comments only. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 136 SAN RAFAEL AVE****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 045-194-014  
Application Number: MST2012-00213  
Owner: Mairid Svensson Revocable Trust  
Designer: Robert Paul Design

(Proposal for a façade and interior remodel, and a 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence, and a 365 square foot attached two-car garage located on a 6,100 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second-floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a requested zoning modification.)

**(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on June 4, 2012.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1642 CALLE CANON****A-2 Zone****(4:30)**

Assessor's Parcel Number: 041-140-008  
Application Number: MST2012-00205  
Owner: Charles Mugler  
Architects: Garcia Architects

(Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single-family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single-family residences on one lot. The project will address violations in ENF2012-00027.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Performance Standard Permit.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**