



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, February 04, 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.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal 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. The scope of this project may be modified under further review.**
- **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**, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

NOTICE:

1. That on Wednesday, January 30, 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 and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

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 January 22, 2008.
- E. Consent Calendar.
- 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 Mission Canyon Residential Design Guidelines, Review and Comment.
Derek Johnson, Deputy Director, Office of Long Range Planning, County of Santa Barbara

PRELIMINARY REVIEW**1. 509 SCENIC DR****E-2 Zone**

(4:00) Assessor's Parcel Number: 015-280-005
 Application Number: MST2007-00472
 Owner: Robert R. Geauque
 Architect: Y. S. Kim

(Proposal for a new 670 square foot second-story addition, a 337 second-story deck, and 345 square feet of first-floor additions. The existing 1746 square foot one-story single-family residence and attached two-car garage is located on a 10, 005 net square foot lot in the Hillside Design District. The proposed total of 2,694 square feet is 72% of the maximum FAR.)

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

SFDB-CONCEPT REVIEW (CONT.)**2. 133 W MOUNTAIN DR****A-1 Zone**

(4:30) Assessor's Parcel Number: 021-061-024
 Application Number: MST2007-00070
 Owner: James E. Moore
 Architect: Alex Pujo

(Proposal to construct a two-level 4,112 square foot single-family residence including a detached 496 square foot accessory art studio building, 427 square foot attached carport, two swimming pools, 981 cubic yards of total cut and fill grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposed total of 4,112 square feet is 67% of the maximum guideline FAR.)

(Fourth Concept Review)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)

SFDB-CONCEPT REVIEW (CONT.)**3. 122 LA PLATA****E-3/SD-3 Zone**

(5:00) Assessor's Parcel Number: 045-211-016
 Application Number: MST2004-00823
 Agent: Alicia Harrison
 Designer: Andrea Walhof
 Architect: Dawn Sherry
 Owner: Barbara A. Scharf

(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 490 square feet to the first-floor and a new 827 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing new covered parking. The project would result in a 2,338 square foot residence and a detached 400 square foot two-car carport/garage on a 6,444 square foot lot. The proposed total 2,407 square feet is 85 % of the maximum FAR.)

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

***** THE BOARD WILL RECESS FROM 5:30 UNTIL 5:50 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**4. 492 LA CUMBRE RD****E-3/SD-2 Zone**

(5:50) Assessor's Parcel Number: 057-170-057
Application Number: MST2007-00563
Owner: Robert Hart
Architect: David Lavender
Applicant: Guner Tatum

(Proposal for new two-story 2,611 square foot single-family residence including attached 487 square foot two-car garage. The project is located on a 7,501 net square foot vacant lot. The 2,611 square foot proposed total is 85% of the maximum FAR.)

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

FINAL REVIEW**5. 1967 STANWOOD DR****A-1 Zone**

(6:20) Assessor's Parcel Number: 019-050-002
Application Number: MST2007-00081
Owner: Ronald B. Dinning
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one story addition to an existing single family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. The proposed total square footage of square feet is 41% of the maximum guideline FAR.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 2114 RED ROSE WAY****E-3 Zone**

(6:50) Assessor's Parcel Number: 041-251-019
Application Number: MST2007-00638
Owner: Lori A. Daffron
Architect: Dwight Gregory

(Proposal for the addition of a 190 square foot third-story for an existing 1,984 square foot two-story single-family residence on a 4,749 square foot lot in the Hillside Design District. The project includes a 91 square foot balcony at the upper level. The proposed total 2,174 square feet is 91% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 825 ROBLE LN****E-1 Zone**

(7:25) 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 is requested for encroachments into the interior, front, and open-yards. The proposed total 2,174 square feet is 67% of the maximum FAR.)

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 54 ALAMEDA PADRE SERRA****E-1 Zone**

(8:00) Assessor's Parcel Number: 015-151-025
Application Number: MST2007-00635
Owner: Juan Perez Jasso
Designer: Daniel Melville

(Proposal to construct a 206 square foot first-story addition, a 456 square foot second-story addition, a new front entry, alterations to an existing 350 square foot detached carport with an attached storage area, and exterior alterations to include a new 165 square foot roof deck. The proposal includes abatement of as-built violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District. The proposed total of 2,928 square feet is 77% of the maximum FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

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