



# 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, November 12, 2007      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

**BOARD MEMBERS:**      WILLIAM MAHAN, CHAIR  
                                  PAUL ZINK, VICE-CHAIR  
                                  BERNIE BERNSTEIN  
                                  ERIN CARROLL  
                                  GLEN DEISLER  
                                  GARY MOSEL  
                                  DENISE WOOLERY

**CITY COUNCIL LIAISON:**      GRANT HOUSE  
**PLANNING COMMISSION LIAISON:**      STELLA LARSON  
**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                          TONY BOUGHMAN, Planning Technician  
                          GLORIA SHAFER, Commission Secretary

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

Single Family Design Board Submittal Checklist		
<b>CONCEPT REVIEW</b>	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision</u>.</p> <p><b>Vicinity Map and Project Statistics Forms/ or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> – if story poles are required for the project.</p> <p><b>Topographic Survey</b> – professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient project review.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - 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><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, &amp; 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](http://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, November 7, 2007 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](http://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 October 29, 2007.
- E. Consent Calendar. November 5, 2007 and November 12, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 730 COOK AVE****R-2 Zone****(3:15)**

Assessor's Parcel Number: 043-243-018  
Application Number: MST2007-00447  
Owner: Joseph C. and Genevieve H. Franco Trustee  
Architect: Alliance Design Group  
Applicant: Larry Graves

(Proposal to construct a new 2,053 square foot two-story single-family residence including attached 425 square foot two-car garage on a vacant 5,135 square foot lot. The proposed total of 2,053 square feet is 83% of the maximum guideline FAR.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1903 COYOTE CIR****A-1 Zone****(3:50)**

Assessor's Parcel Number: 021-170-001  
Application Number: MST2007-00467  
Owner: Nick Vasiloff  
Designer: Ray Ames  
Contractor: Holmes Construction

(Proposal for a new 1,081 square foot second-story and a 200 square foot first-floor addition. The existing 2,688 square foot one-story single-family residence including attached 407 square foot two-car garage is located on a 35,647 square foot lot in the Hillside Design District. The proposed total of 3,969 square feet is 81% of the maximum guideline FAR.)

**(Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1606 HILLSIDE RD****R-1 Zone****(4:25)**

Assessor's Parcel Number: 041-092-053  
Application Number: MST2007-00460  
Owner: Christopher Kirkbride  
Architect: James LeCron

(Proposal to demolish an existing 793 square foot one-story single-family residence and construct a 793 square foot one-story single-family residence and a 256 square foot two-car carport. The 8,580 square foot lot is currently developed with another single-family residence facing Clearview Rd.)

**PRELIMINARY REVIEW****4. 1600 SHORELINE DR****E-3/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 045-172-013  
Application Number: MST2007-00123  
Owner: Jack Benadon and Kathleen Meehan  
Architect: James Zimmerman

(Proposal to add 458 square feet first- and 470 square feet second-story additions to an existing 1,528 square foot one-story single-family residence, and to replace the existing attached 409 square foot two-car garage with a new 410 square foot two-car garage. Also proposed is a 254 square foot roof deck and a 225 square foot veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,875 square feet is 91% of the maximum FAR.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 053-07.)**

**\*\*\* SCHEDULED RECESS FROM 5:35 P.M. UNTIL 5:55 P.M. \*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 509 SCENIC DR****E-2 Zone****(5:55)**

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.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 998 SYCAMORE CREEK LN****A-1 Zone****(6:30)**

Assessor's Parcel Number: 021-050-061

Application Number: MST2007-00507

Owner: Marie C Burke and Dru A. Thorne-Thomsen

Designer: Susan Sherwin

(Proposal to construct a 5,693 square foot three-story single-family residence including attached 698 square foot three-car garage and 1,039 square foot basement. The proposal includes approximately 3,600 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 5,693 square feet is 73% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission resolution No. 039-92.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-02.)**

**SFDB-CONCEPT REVIEW (CONT.)****7. 1109 GARCIA RD****A-1 Zone****(8:15)**

Assessor's Parcel Number: 029-282-009

Application Number: MST2006-00765

Owner: Kevin Roy Cheesman

Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence, and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposed total of 3,085 square feet is 62% of the maximum guideline FAR.)

**(Action may be taken if sufficient information is provided.)**

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