



# 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, October 13, 2008**      **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:** 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](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - 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.</p> <p><u>Plans</u> - three sets of <u>folded</u> plans are required <u>at the time of submittal</u> &amp; each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - 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><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> 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 review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - 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 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 22.68 and with adopted ABR 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- 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. 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 Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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 October 08, 2008 at 4:00 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](http://www.SantaBarbaraCa.gov).
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. 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 29, 2008.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**DISCUSSION ITEM**

- (3:15)** New State High Fire Hazard Construction Requirements, California Building Code, Chapter 7A.  
Staff: Christopher Hansen, Building Inspector/Plan Check Supervisor.

**SFDB-CONCEPT REVIEW (CONT.)****1. 1235 MISSION RIDGE RD****E-1 Zone**

- (3:45)** Assessor's Parcel Number: 019-231-003  
Application Number: MST2007-00627  
Owner: William Freudenburg  
Architect: Dennis Thompson

(Proposal to construct one covered and one uncovered raised deck at the second-floor level totaling 780 square feet, reconfigure existing three-car garage to eliminate one parking space, remodel exterior site walls and gates, alter railing design on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence including attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline FAR.)

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

**SFDB-CONCEPT REVIEW (CONT.)****2. 49 SANTA TERESITA WY****A-1 Zone**

**(4:15)** Assessor's Parcel Number: 055-030-065  
 Application Number: MST2008-00158  
 Owner: Lauri Deanne Hamer  
 Architect: John Beauchamp  
 Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

**(Second Concept Review. Project requires Short-Term Construction-Related Conditions and compliance with Planning Commission Resolution No. 079-99.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 1465 CRESTLINE DR****E-1 Zone**

**(4:45)** Assessor's Parcel Number: 049-241-009  
 Application Number: MST2008-00009  
 Owner: Daksha Oza  
 Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front-yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

**(Second review at Full Board. Action may be taken if sufficient information is provided.)**

**PRELIMINARY REVIEW****4. 281 SCHULTE LN****A-1 Zone**

**(5:15)** Assessor's Parcel Number: 055-230-002  
 Application Number: MST2008-00264  
 Owner: Mohammed Moharram

(Revised proposal for a 4,571 square foot two-story single-family residence including an attached 720 square foot three-car garage on a 1.83 acre vacant lot. Staff Hearing Officer approvals of Modifications are requested for encroachment of the structure into the front setback and to provide guest parking spaces in the front setback on Schulte Lane. The proposed total of 4,571 square feet is 84% of the maximum guideline FAR.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution.)**

**\*\*\*SCHEDULED RECESS FROM 5:45 UNTIL 6:05 P.M.\*\*\***

**SFDB-CONCEPT REVIEW (CONT.)****5. 33 RUBIO RD****E-1 Zone**

**(6:05)** Assessor's Parcel Number: 029-341-011  
 Application Number: MST2008-00268  
 Owner: Brian Tharp

(Revised proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single-family residence including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum FAR. Staff Hearing Officer approvals of Modifications are requested to allow alterations to the existing garage in the front and interior setbacks.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 071-08.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 3202 BRAEMAR DR****A-1/SD-3 Zone**

**(6:35)** Assessor's Parcel Number: 047-030-033  
 Application Number: MST2008-00438  
 Architect: Burke Design  
 Owner: Kara Warkentin

(Proposal for a 1,703 square foot two-story addition and remodeling for an existing 2,405 square foot two-story single-family residence. The existing attached garage would be demolished and a new 642 square foot attached three-car garage would be built. The proposal includes approximately 300 cubic yards of cut grading to improve drainage on the site. The total of 5,018 square feet proposed on the one acre lot in the coastal zone is 100% of the maximum guideline FAR.)

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

**CONCEPT REVIEW - NEW ITEM****7. 2222 SANTA BARBARA ST****E-1 Zone**

**(7:10)** Assessor's Parcel Number: 025-202-011  
 Application Number: MST2008-00463  
 Owner: Lorenzo and Angelina Martel Trustees  
 Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

**(Comments only; project requires environmental assessment.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**