



# 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, March 02, 2009**

**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)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB 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 plans</u> are required at the time of submittal &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 SFDB 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 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.
- **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. 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 Thursday, February 26, 2009 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.
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 Tuesday, February 17, 2009.
- C. Consent Calendar. February 23, and March 2, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 6 ROSEMARY LN****E-1 Zone**

**(3:15)** Assessor's Parcel Number: 015-093-017  
 Application Number: MST2009-00068  
 Owner: Karen Pick  
 Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum floor to area ratio.)

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

**SFDB-CONCEPT REVIEW (CONT.)****2. 860 JIMENO RD****E-1 Zone****(3:45)**

Assessor's Parcel Number: 029-110-037

Application Number: MST2008-00402

Agent: Richele Mailand

Owner: Mr. and Mrs. Joseph Yob Trust

(Proposal for a lot line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and as-built changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot line adjustment.)

**(Comments only; project requires environmental review and Staff Hearing Officer approval of a lot line adjustment.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 940 COYOTE RD****A-1 Zone****(4:15)**

Assessor's Parcel Number: 021-062-006

Application Number: MST2009-00001

Owner: Bonnie Logaan-Zimmer, Revocable Trust

Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage increase the size of the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. Staff Hearing Officer approval is requested for alterations in the interior setback. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor to lot area ratio.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 1596 ORAMAS RD****E-1 Zone**

**(4:45)** Assessor's Parcel Number: 029-060-022  
 Application Number: MST2009-00035  
 Owner: Sanford Combs  
 Architect: Kirk Gradin

(Proposal to construct a 654 square foot third-story, a 389 square foot first floor addition, and a 32 square foot second floor addition to an existing 1,778 square foot two-story single-family residence on a 8,712 square foot lot. The proposal includes the demolition of all as-built additions and alterations to the first and second floor to abate violations in ZIR2009-00006. A modification is requested for alterations to the existing roof and wall within the interior setback. The proposed total of 2,853 square feet is 84% of the maximum floor to lot area ratio.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification. Project requires compliance with Planning Commission Resolution No. 002-08.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 3750 MERU LN****E-3/SD-2 Zone**

**(5:15)** Assessor's Parcel Number: 057-262-011  
 Application Number: MST2009-00060  
 Owner: Terence Susan Quinlan  
 Architect: Bob Easton

(Proposal to construct a new 4,268 square foot two-story single-family residence, including attached 446 square foot two-car garage. The project includes demolition of the existing 2,279 square foot single-family residence with 400 square foot garage on the 15,534 square foot lot. The proposed total of 4,268 square feet is 97% of the maximum guideline floor to area ratio.)

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

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

**PRELIMINARY REVIEW****6. 1253 DOVER LN****E-1 Zone**

**(6:05)** Assessor's Parcel Number: 019-220-024  
 Application Number: MST2009-00053  
 Owner: Mason Family Trust

(Proposal to demolish an existing 381 square foot detached garage and to construct a new 498 square foot two-car detached garage with a roof deck and repave the driveway and construct new pathways. The proposed total of 1,716 square feet on the 9,014 square foot lot is 50% of the maximum floor to area ratio.)

**PRELIMINARY REVIEW****7. 1268 BEL AIR DR****E-1 Zone**

**(6:35)** Assessor's Parcel Number: 049-231-008  
Application Number: MST2008-00521  
Owner: Broumand Family Trust  
Architect: Roderick Britton

(Proposal for a 152 square foot single-story addition, replace all exterior doors and windows, replace existing roof and alter the existing roof form, remodel the existing patio and trellis, construct a new outdoor fireplace and barbeque, rebuild existing deck, and remove two sheds. The existing 2,335 square foot one-story single-family residence, including the attached 447 square foot two-car garage, is located on a 11,405 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification for alterations and the addition to encroach into the interior setback. The proposed total of 2,487 square feet is 63% of the maximum FAR.)

**(Project requires compliance with Staff Hearing Officer Resolution 001-09.)**

**IN-PROGRESS REVIEW****8. 1651 SYCAMORE CANYON RD****A-1 Zone**

**(7:05)** Assessor's Parcel Number: 019-290-001  
Application Number: MST2007-00121  
Owner: Assad Mora  
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 227 COOPER RD****E-3/SD-3 Zone****(7:40)**

Assessor's Parcel Number: 041-322-006

Application Number: MST2008-00579

Owner: Robledo Family 2002 Trust

Agent: Jason Carter

(Proposal for a 324 square foot second-story addition to an existing 1,288 square foot one-story single-family residence. The project includes remodeling, 105 square feet of additions to the first floor, demolition of carport and front and rear porches, new 400 square foot two-car carport, an 84 square foot first-floor deck, and a 92 square foot second-story deck. The proposed total of 2,323 square feet on the 8,250 square foot lot in the Coastal Zone is 71% of the maximum floor to area ratio.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**