



# 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, April 13, 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 Wednesday, April 08, 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](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 March 30, 2009.
- C. Consent Calendar for April 6, and April 13, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**PRELIMINARY REVIEW****1. 1617 ORAMAS RD****E-1 Zone**

**(3:15)** Assessor's Parcel Number: 027-152-010  
 Application Number: MST2008-00163  
 Owner: Johnny and Sal Jordan  
 Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum floor area ratio [FAR]. Staff Hearing Officer approvals of zoning modifications are requested to allow the additions to encroach into two interior setbacks.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 008-08.)**

**REVIEW AFTER FINAL****2. 197 LOMA MEDIA RD****E-1 Zone**

**(3:45)** Assessor's Parcel Number: 019-261-023  
Application Number: MST2006-00704  
Owner: Molly Diane Houston  
Architect: Christine Pierron

(Proposal for a new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

**(Review after final to add elevator tower.)**

**PRELIMINARY REVIEW****3. 411 E CARRILLO ST****C-2 Zone**

**(4:15)** Assessor's Parcel Number: 029-222-018  
Application Number: MST2008-00533  
Owner: James T. Brous and Mary Scherer  
Architect: Bildsten Sherwin Design

(This is a revised project description. The proposal is for a new 1,345 square foot, two-story single-family residence and a detached 440 square foot two-car garage. The existing 1,250 square foot one-story single-family residence and detached 240 square foot garage will be demolished. A zoning modification was approved to allow the garage to encroach in the interior setback. The proposed total of 1,785 square feet on the 4,662 square foot lot is 75% of the maximum guideline [FAR].)

**(Project requires compliance with Staff Hearing Officer Resolution No. 006-09.)**

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

**(4:45)** 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 FAR.)

**(Story poles will be installed at the project site on Thursday before the hearing. Action may be taken if sufficient information is provided.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1689 FRANCESCHI RD****A-1 Zone**

**(5:15)** Assessor's Parcel Number: 019-021-019  
 Application Number: MST2009-00141  
 Owner: Jason Yardi  
 Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage, and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages. One garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline FAR.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 960 W MOUNTAIN DR****A-1 Zone**

**(5:50)** Assessor's Parcel Number: 021-050-057  
 Application Number: MST2009-00149  
 Owner: Pike Riegert  
 Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single-family residence, with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline FAR.)

**(Site Concept Review will precede a review of the architecture. Action may be taken if sufficient information is provided.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**