



# 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 09, 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)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street) <u>Photographs</u> - 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. <u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - 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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> 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 review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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 SFDB 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.
- 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.

**POSTING NOTICE:**

1. On November 05, 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 October 26, 2009.
- C. Consent Calendar : November 2 and November 9, 2009.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**MISCELLANEOUS ACTION ITEM****(3:15) TWO-YEAR REVIEW OF NEIGHBORHOOD PRESERVATION ORDINANCE UPDATE**

Staff: Heather Baker, Project Planner, and Jaime Limón, Senior Planner

(On October 12, 2009 Staff presented a draft report written for City Council for SFDB comment and discussion. A public workshop was held on October 24, 2009 to receive public comments on an amended version of the draft report. Staff is returning to the SFDB for a final motion regarding the SFDB's recommendations on eight Ordinance and Guideline changes recommended by staff.)

**IN-PROGRESS REVIEW****1. 3750 MERU LN****E-3/SD-2 Zone****(4:00)**

Assessor's Parcel Number: 057-262-011  
 Application Number: MST2009-00060  
 Owner: Terence Susan Quinlan  
 Architect: Bob Easton  
 Landscape Architect: Robert Adams

(Proposal to construct a new 3,307 square foot two-story single-family residence, including attached 479 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 3,786 square feet is 86% of the maximum guideline floor to area ratio.)

**(Review of landscape plan.)**

**PRELIMINARY REVIEW****2. 1323 RIALTO LN****E-1 Zone**

**(4:30)** Assessor's Parcel Number: 049-242-032  
 Application Number: MST2009-00195  
 Owner: Domenico Lala  
 Architect: David Van Hoy

(Proposal to construct a 313 square foot swimming pool cabana on top of an existing detached 385 square foot accessory building. Staff Hearing Officer approval of a Modification is requested to exceed 500 square feet accessory space. The existing one-story 1,831 square foot single-family and attached 370 square foot two-car garage is located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,909 square feet is 66% of the maximum guideline floor to lot area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 064-09.)**

**IN-PROGRESS REVIEW****3. 1131 DEL SOL AVE****E-3/SD-3 Zone**

**(5:00)** Assessor's Parcel Number: 045-063-015  
 Application Number: MST2009-00050  
 Owner: Robin and Scotti Brooks Family Trust  
 Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 2010 EMERSON AVE****R-2 Zone**

**(5:30)** Assessor's Parcel Number: 025-401-002  
 Application Number: MST2009-00294  
 Owner: Simon C. and Cathy A. Bradford  
 Designer: Mark Morando

(Proposal to abate violations in ENF2009-00219 by permitting as-built alterations to the second-floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of Modifications is requested to allow a small portion of the roof of the front gable to increase in height within the interior setback and for the north side dormer to exceed the solar access limit. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)**

**FINAL REVIEW****5. 581 LAS ALTURAS RD****E-1 Zone**

**(6:00)** Assessor's Parcel Number: 019-281-007  
Application Number: MST2009-00170  
Owner: Bradley Vernon  
Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment. Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to area ratio.)

**(In-Progress review, Project requires Substantial Conformance Determination and compliance with Staff Hearing Officer Resolution No. 068-09.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**