



# 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, May 24, 2010** **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** MICHAEL JORDAN

**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>Master Application &amp; Submittal Fee - (Location: 630 Garden Street)</p> <p>Photographs - 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>Plans - three sets of folded plans are required at the time of submittal &amp; each time plans are revised.</p> <p>Vicinity Map and Project Tabulations - (Include on first drawing)</p> <p>Site Plan - 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>Exterior elevations - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building &amp; grading where applicable.</p> <p>Plans - floor, roof, etc.</p> <p>Rough sketches 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>Plans - floor, roof, etc.</p> <p>Site Sections - showing the relationship of the proposed building &amp; grading where applicable.</p> <p>Preliminary Landscape Plans - 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>Color &amp; Material Samples - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p>Exterior Details - 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>Color &amp; Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including planting &amp; irrigation plan.</p> <p>Consultant/Engineer Plans - 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 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.
- 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, or by e-mail at [toughman@SantaBarbaraCA.gov](mailto:toughman@SantaBarbaraCA.gov). Please check our website under City Calendar to verify 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, May 19, 2010, 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 May 10, 2010.
- C. Consent Calendar of May 17 and May 24, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**SFDB-CONCEPT REVIEW (CONT.)****1. 376 LAS ALTURAS RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-312-021  
 Application Number: MST2010-00123  
 Owner: Kevin G. Cravens  
 Architect: Sherry and Associates  
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

**(Project was referred from the Consent Calendar. Action may be taken if sufficient information is provided.)**

**PRELIMINARY REVIEW****2. 507 BROSIAN WAY****A-1/SD-3 Zone**

**(3:35)** Assessor's Parcel Number: 047-030-010  
 Application Number: MST2010-00109  
 Owner: Forouzandeh Family Trust  
 Architect: Gil Barry

(Proposal for a new one-story 4,000 square foot single-family residence, attached one- and two-car garages totaling 660 square feet. The project includes a new driveway, motorcourt, pool, patios, landscaping, and 500 cubic yards of cut and fill grading balanced on site. The proposed total of 4,660 square feet on a 1.87 acre vacant lot in the Hillside Design District and the Coastal Zone is 85% of the maximum floor to lot area ratio. )

**REVIEW AFTER FINAL****3. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

**(4:00)** Assessor's Parcel Number: 035-180-078  
 Application Number: MST2009-00376  
 Architect: Zehren and Associates  
 Owner: Vikram Verma

(This is a revised Project Description: Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 455 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

**(Referred from Consent Calendar to Full Board. Review After Final for redesigned main-level deck, terrace, and spa.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 1335 MISSION RIDGE RD****E-1 Zone**

**(4:25)** Assessor's Parcel Number: 019-210-005  
 Application Number: MST2010-00080  
 Owner: Dario L. Pini  
 Architect: Bryan Murphy

(Proposal to abate violations listed in ENF2010-00080 and permit as-built maximum 8 foot high retaining walls and construct a 714 square foot terrace, stairs, trellis, fountain and 115 cubic yards of grading. The project is located in the rear yard of a 5,318 square foot three-story single-family residence on a 17,043 net square foot lot in the Hillside Design District.)

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 1220 SHORELINE DR****E-3/SD-3 Zone**

**(4:50)** Assessor's Parcel Number: 045-214-020  
Application Number: MST2009-00512  
Owner: 1220 Shoreline Drive, LLC  
Architect: James Zimmerman

(Proposal for a 331 square foot addition to the second-story, 447 square feet of first-floor additions, and remodeling for an existing 1,064 square foot one-story single-family residence and attached 379 square foot two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot in the appealable jurisdiction of the Coastal Zone is 85% of the maximum floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

**(Second review. Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)**

**SFDB-CONCEPT REVIEW (CONT.)****6. 1628 OVERLOOK LN****E-1 Zone**

**(5:15)** Assessor's Parcel Number: 015-192-008  
Application Number: MST2010-00075  
Owner: Giovanni Vigna  
Architect: Jason Grant

(Proposal for a 440 square foot two-story addition at the rear of an existing 2,363 square foot two-story single-family residence and 289 square foot one-car attached garage. The revised proposal includes a new entry porch, a 89 addition to the garage, replacement of all windows and doors, replacement of siding, and removal of arbor and fence. Staff Hearing Officer approval is requested for alterations to the house and garage within the front setback. The proposed total of 3,181 square feet on the 17,832 square foot lot in the Hillside Design District is 72% of the maximum guideline floor to lot area ratio.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 282 LOMA MEDIA RD****E-1 Zone**

**(5:40)** Assessor's Parcel Number: 019-272-011  
Application Number: MST2010-00134  
Owner: Alessandro Castellarin  
Architect: Brett Ettinger

(Proposal for a 461 square foot second-floor addition to an existing 2,495 square foot two-story single-family residence. The project includes enclosing the existing attached carport to create an attached 457 square foot two-car garage and interior remodeling. Staff Hearing Officer approval of a modification is requested for alterations to the carport located in the front setback. The proposed total of 3,412 square feet on the 15,217 square foot lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer review of a modification.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1035 CIMA LINDA LN****A-2 Zone****(6:05)**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2010-00132  
Owner: Peter Sadowski and Denise Decker  
Applicant: Harrison Design Associates

(Proposal for 2,040 square feet of one-story additions to an existing 4,744 square foot single-family residence, relocation and reduction of garage square footage to result in an attached 750 square foot three-car garage, and a 65 square foot addition to the detached accessory building. The project includes remodeling and associated hardscape and landscape site improvements. The proposed total of 7,444 square feet on the 1.24 acre lot in the Hillside Design District is 146% of the maximum guideline floor to lot area ratio. The project will abate violations in ZIR2010-00055 and ENF2007-00709.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**