



# City of Santa Barbara

## Planning Division

### SPECIAL MEETING SINGLE FAMILY DESIGN BOARD AGENDA

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Tuesday, December 18, 2007     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:**     GRANT HOUSE  
**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 Submittal Checklist		
<b>CONCEPT REVIEW</b>	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision</u>.</p> <p><b>Vicinity Map and Project Statistics Forms/or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - 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><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> - if story poles are required for the project.</p> <p><b>Topographic Survey</b> - professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> 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 project review.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - 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><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - 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 (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 22.69 and with adopted SFDB guidelines and require Neighborhood Preservation Ordinance Findings (§22.69.050). Some agenda items required preparation of a mailed notice.
- 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. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.
- Preliminary Architectural Board of Review approval is valid for one year and Final approval is valid for two years from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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). 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 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

**NOTICE:**

1. That on Wednesday, December 12, 2007 at 3:00 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/sfdb](http://www.SantaBarbaraCa.gov/sfdb).
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. Call to order.
- B. Roll call.
- C. 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.)
- D. Approval of the minutes: November 26, 2007 and December 10, 2007.
- E. Consent Calendar: December 10, 2007 and December 17, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

**SFDB-CONCEPT REVIEW (CONT.)****1. 1568 LAS CANOAS RD****A-1 Zone****(3:15)**

Assessor's Parcel Number: 021-082-032  
 Application Number: MST2007-00474  
 Owner: Robert E. and Alyce E. Parsons  
 Architect: Dawn Sherry

(Proposal for a new 4,468 square foot two-story single-family residence including 730 square foot three-car garage on a 63,581 square foot lot in the Hillside Design District. The existing house and garage are to be demolished. The proposal is 85% of the maximum guideline FAR.)

**(Second Concept Review.)****(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)****SFDB-CONCEPT REVIEW (CONT.)****2. 627 DOLORES DR****E-1 Zone****(3:45)**

Assessor's Parcel Number: 035-132-004  
 Application Number: MST2007-00417  
 Owner: Raul J. Navarro, Trust  
 Architect: Jose Esparza

(Proposal for a 909 square foot two-story addition to an existing one-story single-family residence on a 7,300 square foot lot in the Hillside Design District. Included in the proposal is removal of an as-built second-story deck, a new 109 square foot second-story deck, and an as-built gazebo. The proposed total of 2,563 square feet has a FAR of 0.35 and is 85% of the maximum.)

**(Second Concept Review.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**SFDB-CONCEPT REVIEW (CONT.)****3. 101 ONTARE HILLS LN****E-1 Zone**

**(4:15)** Assessor's Parcel Number: 055-160-062  
Application Number: MST2007-00440  
Owner: Joshua and Diane Lynn  
Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)**

**IN-PROGRESS REVIEW****4. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 045-131-002  
Application Number: MST2007-00020  
Owner: Wesley E. Sizer, Family Trust  
Architect: Paul Robert

(Revised proposal for a new two-story 4,900 square foot single-family residence which includes a 500 square foot basement and 700 square foot attached two-car garage on a 24,589 square foot lot. The existing 1600 square foot residence and garage will be demolished. The proposal includes 500 square feet of accessory structures, a swimming pool, driveway, and 400 cubic yards total of cut and fill grading under the building footprint. The proposal has a FAR of 0.22.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 731 E ANAPAMU ST****R-3 Zone**

**(5:15)** Assessor's Parcel Number: 029-150-031  
Application Number: MST2007-00530  
Owner: Aaron Gilles  
Architect: Don Swann

(Proposal to construct a 1,878 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,878 is 85% of the maximum guideline FAR. Staff Hearing officer approval of a modification to allow the garage to encroach into the interior setback is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**THE BOARD WILL RECESS FROM 5:50 UNTIL 6:10 P.M.****CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1285 SANTA TERESITA DR****A-1 Zone**

**(6:10)** Assessor's Parcel Number: 055-141-046  
Application Number: MST2007-00444  
Architect: Brian Nelson  
Applicant: Mark Recinos  
Owner: Delmonte Management  
Owner: Kathleen Weber

(Proposal for first- and second-story additions and rebuilding the garage for an existing 2,486 square foot one-story single-family residence located in the Hillside Design District. The project includes a new attached 554 square foot two-car garage, a 554 square foot second-story addition above the garage, and a 105 square foot first-floor addition, and two second-story decks. The existing 595 square foot attached garage will be demolished. The proposed total of 3,103 square feet on the 67,698 square foot lot is 58% of the maximum guideline FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1527 DOVER RD****E-1 Zone**

**(6:45)** Assessor's Parcel Number: 019-194-001  
Application Number: MST2007-00574  
Owner: Prosites Communications, Inc.  
Architect: Doug Reeves

(Proposal to demolish a single-family residence destroyed by fire and construct a new two-story 3,591 square foot single-family residence including detached 497 square foot two-car garage. The project is located on a 13,804 square foot lot in the Hillside Design District. The proposed FAR is just below 85% of the maximum. Staff Hearing officer approval of a modification for the garage to encroach into the side yard setback is requested.)

**(Site Concept Review will precede review of architecture.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1623 CHAPALA ST****R-4 Zone****(7:20)**

Assessor's Parcel Number: 027-172-010  
Application Number: MST2007-00584  
Owner: Dean McNeil  
Architect: Lori Kari

(Proposal to construct a 278 square foot second-story addition and a 36 square-foot first-story addition to an existing detached two-car carport. The total square footage of the proposal including the existing two-story single-family residence is 1,663 square feet on the 3,566 square foot lot, which is 76% of the maximum guideline FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 2929 SERENA RD****E-3/SD-2 Zone****(7:55)**

Assessor's Parcel Number: 051-201-010  
Application Number: MST2007-00595  
Owner: Daniel Alan Boswell, II  
Architect: Chris Belanger

(Proposal for a 512 square foot second-story addition and a 55 square foot first-floor addition, and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. Staff Hearing officer approval of a modification of the solar access ordinance is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

**I. Adjournment.****CONSENT CALENDAR – SEE SEPARATE AGENDA**