



# 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, July 23, 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  
WILLIAM MAHAN  
GARY MOSEL  
DENISE WOOLERY

**PLANNING COMMISSION LIAISON:** STELLA LARSON  
**CITY COUNCIL LIAISON:** GRANT HOUSE

**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		
CONCEPT REVIEW	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>
PRELIMINARY REVIEW	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>
FINAL & CONSENT	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 and Final approval is valid for one year 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 Thursday, July 19, 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](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 July 19, 2007.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**SFDB-CONCEPT REVIEW (CONT.)****1. 190 CEDAR LN**

E-1 Zone

**(3:15)**

Assessor's Parcel Number: 015-010-031  
 Application Number: MST2007-00252  
 Owner: Jung and Norma Johann Revocable Trust  
 Architect: AB Design Studio

(Proposal to construct a 574 square foot one-story addition to an existing 1,216 square foot single-family residence. The proposal plans to reduce the existing detached two-car garage from 810 to 593 square feet. The residence is located on a 9,671 square foot parcel in the Hillside Design District. The proposed project will result in a 0.22 FAR.)

(Second Concept Review. First review was at ABR.)

**PRELIMINARY REVIEW****2. 365 EL CIELITO RD**

A-1 Zone

**(3:50)**

Assessor's Parcel Number: 021-082-005  
 Application Number: MST2007-00216  
 Owner: Michael G. and Helen M. Chadwick  
 Architect: Vadim Hsu

(Proposal for remodeling and a 1,369 square foot two-story addition to an existing 4,370 square foot one-story single-family residence. The addition would attach the existing detached two-story 1,722 square foot three-car garage/accessory space to the residence. The project is located on a 2.26 acre lot in the Hillside Design District. The proposal has a FAR of 0.08.)

(Second Concept Review. First review was at ABR.)

**SFDB-CONCEPT REVIEW (CONT.)****3. 129 E LOS OLIVOS ST**

E-1 Zone

**(4:25)**

Assessor's Parcel Number: 025-201-004  
 Application Number: MST2007-00086  
 Owner: Robert Armington  
 Applicant: Brian Miller  
 Contractor: Thomas Heath Construction

(Proposal to construct a 226 square foot first-story addition and a 712 square foot second-story addition to an existing 1,259 square foot house with a detached 332 square foot garage. The proposal includes the demolition of the existing garage and construction of a new detached 499 square foot two-car garage with a 324 square foot accessory space above. The proposed house, detached garage, and accessory space will total 3,040 square feet on the 7,488 square foot lot for a FAR of 0.41.)

(Second Concept Review. First review was at ABR.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM SQUARE FOOTAGE OF 2,611.)**

**PRELIMINARY REVIEW****4. 1538 SHORELINE DR**

E-3/SD-3 Zone

**( 5:00)** Assessor's Parcel Number: 045-181-025

Application Number: MST2006-00714  
Owner: Steven L. and Brooke E. Chilcott  
Architect: Tom Jacobs

(Proposal to construct a 2,434 square foot two-story single-family residence and 411 square foot attached garage, and to demolish the existing 702 square foot one-story single-family dwelling. The project is located on a 6,555 net square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested. The proposal has a FAR of 0.43.)

**(THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM SQUARE FOOTAGE OF 2,415.)**

**\*\*\*\*\* THE BOARD WILL RECESS FROM 5:35 P.M. UNTIL 5:55 P.M. \*\*\*\*\***

**PRELIMINARY REVIEW****5. 1533 SAN MIGUEL AVE**

E-3/SD-3 Zone

**( 5:55)** Assessor's Parcel Number: 045-131-002  
Application Number: MST2007-00020  
Owner: Wesley E. Sizer Family Trust  
Architect: Paul Robert

(Proposal for a new two-story 4,200 square foot single-family residence and 800 square foot basement and 400 square foot attached two-car garage. The existing 1600 square foot residence and garage will be demolished. The proposal includes a new swimming pool and driveway, and 400 cubic yards total of cut and fill grading under the building footprint. Planning Commission approval of a Coastal Development Permit is requested.)

(Second Concept Review. First review was at ABR.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2430 PINE DR**

E-3/PUD Zone

**( 6:30)** Assessor's Parcel Number: 049-100-021  
Application Number: MST2007-00337  
Owner: Bruce Burnworth and Sondra Lee

(Proposal for importation of 3,900 cubic yards of fill to create a sound barrier from Highway 101 at the 1.3 acre site of an existing single-family residence.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**7. 626 E MICHELTORENA ST**

R-2 Zone

**( 7:05)**

Assessor's Parcel Number: 029-033-006

Application Number: MST2007-00267

Owner: Roger and Debra Friedland

Architect: Paul Zink

(Proposal for a 407 square foot one-story addition, reconstruction of the existing one-car garage, and 527 square feet of exterior first and second-floor decking and stairs to an existing 2,587 square foot two-story single-family residence on a 12,430 square foot lot in the Lower Riviera District.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**