



# 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, October 01, 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		
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, September 27, 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. **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~~ September 17, 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.

**FINAL REVIEW****1. 206 LOS ALAMOS AVE****E-3/SD-3 Zone**

**(3:15)** Assessor's Parcel Number: 045-196-007  
Application Number: MST2007-00347  
Owner: James Candy  
Designer: Joaquin Ornelas

(Proposal for a 781 square foot two-story addition, two new decks totaling 338 square feet, and replacement of all windows for an existing 2,109 square foot one-story single-family residence on a 7,097 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. No zoning modifications are requested for the project. The proposed total 2,890 square feet results in a FAR of 0.41.)

**SFDB-CONCEPT REVIEW (CONT.)****2. 118 CALLE BELLO****A-2 Zone**

**(3:50)** Assessor's Parcel Number: 015-340-007  
Application Number: MST2007-00385  
Owner: Paul and Marianne Gertman  
Architect: Bildsten and Sherwin

(Proposal for 248 cubic yards of cut and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

**(Second Concept Review.)**

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 2131 RED ROSE WAY****E-3 Zone**

**(4:25)** Assessor's Parcel Number: 041-252-045  
Application Number: MST2007-00332  
Owner: Sylvio Cunha  
Architect: Emilio Casanueva

(Proposal to construct a 1,777 square foot two-story single-family residence and an attached 400 square foot two-car garage. The existing 960 square foot house on the 5,500 square foot lot will be demolished. The proposal has a FAR of 0.40 and is 85% of the maximum FAR.)

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

**(THE PROPOSAL IS 85% OF THE MAXIMUM FAR.)**

**FINAL REVIEW****4. 133 W MOUNTAIN DR****A-1 Zone**

**(5:00)** Assessor's Parcel Number: 021-061-024  
Application Number: MST2007-00070  
Architect: Jim Armstrong  
Owner: James E. Moore

(Proposal to construct a two-level 4,004 square foot single-family residence with a detached 499 square foot accessory art studio building, 440 square foot attached carport, two swimming pools, 170 cubic yards of grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)**

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 3825 LA CUMBRE HILLS LN****E-3/SD-2 Zone**

**(5:55)** Assessor's Parcel Number: 057-170-042  
Application Number: MST2007-00044  
Owner: John and Marcia Briggs  
Architect: Amy Von Protz

(Proposal for remodeling and additions to an existing 1,254 square foot single-family residence with an attached 418 square foot garage on an 8,000 square foot lot. The proposal includes converting an existing 336 square foot second-story deck to habitable space, a 192 square foot addition, a 45 square foot deck, and a 382 square foot workshop at the lower level. The 2,582 square foot proposed total has a FAR of 0.32 and is 81% of the maximum FAR.)

**(Third Review. First review was at ABR.)**

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

**PRELIMINARY REVIEW****6. 3834 LA CUMBRE HILLS LN****E-3/SD-2 Zone**

**(6:30)** Assessor's Parcel Number: 057-170-009  
 Application Number: MST2007-00226  
 Owner: Deborah D. Hart  
 Owner: Matt Benwitt  
 Architect: Peter Ehlen

(Proposal for a new two-story 2,485 square foot single-family residence and an attached 642 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. Staff Hearing Officer approval of a modification to allow a garage in excess of 500 square feet is requested. The proposal has a floor-to-lot-area ratio of 0.25.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 080-07.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1812 OVERLOOK LN****E-1 Zone**

**(7:05)** Assessor's Parcel Number: 015-094-020  
 Application Number: MST2007-00414  
 Owner: John and Julia Baucke, Living Trust  
 Architect: Patrick Pouler

(Proposal for a 420 square foot second-story addition for an existing 3,100 square foot two-story single-family residence on a 20,462 square foot lot in the Hillside Design District. The addition includes an exterior stairway and 55 square foot balcony on the southwest elevation. The proposal has a FAR of 0.17 and is 75% of the maximum guideline FAR.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 627 DOLORES DR****E-1 Zone**

**(7:40)** Assessor's Parcel Number: 035-132-004  
 Application Number: MST2007-00417  
 Owner: Raul J. Navarro, Trust 5/15/03  
 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.)

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

**(THE PROPOSAL IS 85% OF THE MAXIMUM FAR.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**