



# 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.**

**Tuesday, January 22, 2008**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
PAUL ZINK, VICE-CHAIR  
BERNI 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/for 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 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 Thursday, January 17, 2008, 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 of the Single Family Design Board meeting of December 10 and December 17, 2007; and January 07, 2008.
- E. Consent Calendar.
- 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. 2929 SERENA RD****E-3/SD-2 Zone**

**(3:15)** Assessor's Parcel Number: 051-201-010  
Application Number: MST2007-00595  
Owner: Daniel Alan Ii Boswell  
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. The proposed total 2,520 square feet is 93% of the maximum Floor-to-Lot-Area ratio (FAR). Staff Hearing officer approval of a modification of the solar access ordinance is requested.)

**(SECOND CONCEPT REVIEW.)**

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

**SFDB-CONCEPT REVIEW (CONT.)****2. 492 LA CUMBRE RD****E-3/SD-2 Zone**

**(3:50)** Assessor's Parcel Number: 057-170-057  
Application Number: MST2007-00563  
Owner: Robert Hart  
Architect: Pete Ehlen

(Proposal for new two-story 2,611 square foot single-family residence including attached 487 square foot two-car garage. The project is located on a 7,501 net square foot vacant lot. The 2,611 square foot proposed total is 85% of the maximum Floor-to-Lot-Area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM****3. 1478 LOU DILLON LN****A-2 Zone**

**(4:20)** Assessor's Parcel Number: 015-202-042  
Application Number: MST2007-00644  
Owner: Arturo Gonzalez  
Architect: AB Design Studio

(Proposal to construct a new two-story structure consisting of a 4,196 square foot two-story residence above and a partial basement level below consisting of a 620 square foot garage with utility room, laundry room, and workshop. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area. Grading will include 20 cubic yards of excavation outside of the main building footprint and 400 cubic yards within the building footprint. The parcel is located on a vacant, 72,397 square foot lot in the Hillside Design District and the proposed total square footage is 90% of the maximum guideline Floor-to-Lot-Area ratio (FAR).)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 306 EL MONTE DR****E-3/SD-3 Zone**

**(4:55)** Assessor's Parcel Number: 045-025-007  
Application Number: MST2007-00643  
Owner: Denise M. Klassen  
Architect: Kent Mixon  
Contractor: Lynn Morris Contracting

(Proposal to construct a 506 square foot second story addition. The existing 1,949 square foot single family residence including 404 square foot garage is located on a 6,964 net square foot lot. Also proposed is a partial remodel to the first floor and replacement of an existing asphalt driveway with new surfacing. The total proposed square footage of 2,455 square feet is 83% of the maximum Floor-to-Lot-Area ratio (FAR).)

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 1837 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 045-100-064

Application Number: MST2007-00241

Owner: Bruce F. Peterson Revocable Living

Architect: Jon Kauffman

(Proposal for a 935 square foot two-story addition to an existing 2,773 square foot three-story single-family residence on a 18,488 net square foot lot in the appealable jurisdiction of the Coastal Zone. The proposed total 3,708 square feet is 84% of the maximum guideline Floor-to-Lot-Area ratio (FAR). Planning Commission approval of a coastal development permit is requested.)

**(THIRD CONCEPT REVIEW, FIRST REVIEW WAS AT ABR.)****(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)****I. Adjournment.****CONSENT CALENDAR – SEE SEPARATE AGENDA**