



# City of Santa Barbara

## Planning Division

**1:30 p.m. – Organized site visit to 1600 W. Mountain Drive.  
Full Board please meet at 630 Garden Street Lobby.**

### SINGLE FAMILY DESIGN BOARD

#### REVISED AGENDA (General Business)

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**

**STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.**

**Monday, December 22, 2008      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:**      DALE FRANCISCO  
**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)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) <u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. <u>Plans</u> - three sets of <u>folded plans</u> are required at the <u>time of submittal &amp; each time plans are revised.</u> <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
<b>PRELIMINARY REVIEW</b>	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.
	Suggested	<u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

**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 ABR 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.
- 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. We are closed every other Friday; please check our website for 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 December 17, 2008 at 4:00 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 November 24, and December 08, 2008.
- C. Consent Calendar- December 15, and December 22, 2008.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.
- F. Possible Ordinance Violations.

**DISCUSSION ITEM (CONT.)****(3:15) TEA FIRE REVIEW PROCESS**

Staff: Bettie Weiss, City Planner; Jaime Limón, Senior Planner

**SFDB-CONCEPT REVIEW (CONT.)****1. 1600 W MOUNTAIN DR****A-1 Zone**

**(3:30)** Assessor's Parcel Number: 021-050-033  
 Application Number: MST2008-00518  
 Owner: Gardner Family Trust 3/29/00  
 Applicant: Laura Bridley  
 Architect: Bruce Biesmon-Simons  
 Owner: Ted Gardner

(Proposal to construct a new 6,025 square foot three-story single-family residence with an attached 1,450 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool house, and art studio remain. Staff Hearing Officer approval of a Modification is requested for covered parking to exceed 750 square feet. The proposal is 42% of the maximum guideline FAR.)

**(Second Site Concept Review will precede a review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)**

**SFDB-CONCEPT REVIEW (CONT.)****2. 2515 MEDCLIFF RD****E-3/SD-3 Zone**

**(4:05)** Assessor's Parcel Number: 041-330-036  
 Application Number: MST2006-00368  
 Owner: Gary Caesar  
 Architect: James LeCron

(Proposal for a 1,761 square foot second-story addition, a 138 square foot first-floor addition, a new 421 square foot attached two-car garage, and remodeling for an existing 1,348 square foot one-story single-family residence. The project is located on a 15,469 square foot lot in the Hillside Design District and in the coastal zone. Planning Commission approvals are requested for a Coastal Development Permit and a zoning modification to allow encroachment into the interior setback. The total proposed 3,668 square feet is 84% of the maximum guideline FAR.)

**(Second Concept Review at SFDB. Comments only; project requires environmental assessment and Planning Commission approvals of a Coastal Development Permit and a modification.)**

**PRELIMINARY REVIEW****3. 1242 SHORELINE DR****E-3/SD-3 Zone**

**(4:35)** Assessor's Parcel Number: 045-202-009  
 Application Number: MST2008-00319  
 Owner: Jody Herrick  
 Architect: James Zimmerman  
 Agent: Derek Westen

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

**(Project requires compliance with Planning Commission Resolution No. 040-08.)**

**SFDB-CONCEPT REVIEW (CONT.)****4. 130 SAN CLEMENTE****E-3/SD-3 Zone**

**(5:05)** Assessor's Parcel Number: 045-212-021  
 Application Number: MST2008-00519  
 Owner: David Swarts  
 Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum FAR.)

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

\*\*\* SCHEDULED BREAK FROM 5:35 UNTIL 5:55 P.M. \*\*\*

## **FINAL REVIEW**

### **5. 435 BATH ST**

**C-P Zone**

**(5:55)** Assessor's Parcel Number: 037-192-003  
Application Number: MST2008-00223  
Owner: Dario Pini  
Architect: Murphy and Associates

(Revised proposal for a 573 square foot second-story addition and to abate enforcement case ENF2008-00256 by bringing property up to code. The proposal includes the addition of a habitable second-story with access stair, new roof, replacement of foundation, and removal of chimney. The existing 1,352 square foot single-family residence including 215 square foot one-car garage is located on a 4,522 square foot lot. The proposed total of 1,925 square feet is 83% of the maximum FAR.)

## **SFDB-CONCEPT REVIEW (CONT.)**

### **6. 3202 BRAEMAR DR**

**A-1/SD-3 Zone**

**(6:25)** Assessor's Parcel Number: 047-030-033  
Application Number: MST2008-00438  
Architect: Burke Design  
Owner: Kara Warkentin

(Revised proposal for a 1,971 square foot one-story addition and remodeling for an existing 2,405 square foot two-story single-family residence. The existing attached garage would be demolished and a new 642 square foot attached three-car garage would be built. The proposal includes approximately 300 cubic yards of cut grading to improve drainage on the site. The total of 5,018 square feet proposed on the one acre lot in the coastal zone is 100% of the maximum guideline FAR.)

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

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

### **7. 620 FLORA VISTA DR**

**E-1 Zone**

**(6:55)** Assessor's Parcel Number: 041-383-003  
Application Number: MST2008-00569  
Owner: Lennart and Barbara Colombana Trust  
Designer: Burke Design

(Proposal to permit as-built work consisting of a 119 square foot foyer addition, 480 square foot deck, 6 foot high front yard fence, 9 foot tall retaining walls, trellis, and to remove as-built sheds, hobby room, attic kitchen, side entry steps, entry door, tent structure, and roof mounted office at an existing single-residence. Staff Hearing Officer approvals of modifications are requested for overheight walls and for the trellis and the foyer to encroach into the front and interior setbacks. The project will abate violations in ENF2008-01107. The proposed total of 2,339 square feet is 64% of the maximum floor-to-lot-area ratio.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer approval of Modifications.)**

**IN-PROGRESS REVIEW****8. 49 SANTA TERESITA WY****A-1 Zone****(7:25)**

Assessor's Parcel Number: 055-030-065

Application Number: MST2008-00158

Owner: Lauri Deanne Hamer

Architect: John Beauchamp

Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**