



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD AGENDA

Site visit 2:00 p.m. various post construction sites.  
SFDB depart: 630 Garden Street, Community Development Parking Lot.

**AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.**  
**PLEASE NOTE: THE REGULAR FULL BOARD MEETING WILL BEGIN AT 4:00 P.M. (TODAY ONLY)**

**Monday, September 14, 2009    David Gebhard Public Meeting Room: 630 Garden Street    4:00 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 SFDB 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</u> plans are required <u>at the 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 SFDB 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 Thursday, September 10, 2009, 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.
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.

**SITE VISIT: (2:00 p.m.)**

Post construction evaluation of approved Single Family Design Board projects at various locations.

**GENERAL BUSINESS: (4:00 p.m.)**

## 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 August 31, 2009.

## C. Consent Calendar.

## D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

## E. Subcommittee Reports.

**SFDB-CONCEPT REVIEW (CONT.)****1. 1131 DEL SOL AVE****E-3/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 045-063-015

Application Number: MST2009-00050

Owner: Robin and Scotti Brooks Family Trust

Designer: Francisco Cobian Home Designs

(Proposal for 448 square foot new second story, 148 square foot first-floor addition, and attached 331 square foot two-car garage, and remodeling for an existing 1,023 square foot single family residence. The proposed total of 1,943 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 1819 SYCAMORE CANYON RD****A-1 Zone****(4:45)**

Assessor's Parcel Number: 021-141-036  
 Application Number: MST2008-00528  
 Owner: Department of Veterans Affairs of California  
 Engineer: Southern California Edison  
 Owner: Larry Self

(Proposal for slope remediation for a landslide below an existing transmission tower in the Southern California Edison right-of-way and adjacent private property. The project consists of excavating and backfilling approximately 25,000 cubic yards of soil and importing approximately 1,500 cubic yards of fill. The proposal includes preparation of a cement/soil mixture to reconstruct the failing slope, construction of concrete swales, drains, and other structures to dissipate energy and direct storm-water to the creek below. Existing oak trees on site will be protected.)

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

**PRELIMINARY REVIEW****3. 1633 OVERLOOK LN****E-1 Zone****(5:15)**

Assessor's Parcel Number: 015-191-001  
 Application Number: MST2009-00092  
 Owner: Steve McHugh  
 Architect: Tom Meaney

(Revised proposal to convert an existing attached 564 square foot two-car garage to living space and construct a 430 square foot one-story addition at the rear and a 462 square foot two-car detached garage. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and a new pool in the front yard. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be located in the front yard. The proposed total of 3,715 square feet on the 25,236 square foot parcel is 78% of the maximum guideline floor to area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 042-09.)**

**\*\*\*SCHEDULED BREAK FROM 5:45 P.M. UNTIL 6:05 P.M.\*\*\***

**CONCEPT REVIEW – NEW ITEM****4. 1010 ROBLE LN****E-1 Zone****(6:05)**

Assessor's Parcel Number: 019-241-026  
 Application Number: MST2009-00396  
 Owner: Kevin C. Almeroth  
 Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on an 8,883 square foot lot in the Hillside Design District.)

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

**REVIEW AFTER FINAL****5. 633 MIRAMONTE DR****E-1 Zone**

**(6:35)** Assessor's Parcel Number: 035-253-006  
 Application Number: MST2009-00070  
 Owner: Tim and Jennifer Hale  
 Applicant: Rod Pearson  
 Architect: Thomas Gocha

(Proposal to permit an as-built 493 square foot conversion to habitable space at the lower level, and a 246 square foot lower-level deck to abate violations in ENF2008-01361. Also proposed is replacement of all of the existing windows on the existing three-story house and an exterior stair to the backyard. The proposed total of 3,022 square feet on the 11,326 square foot lot in the Hillside Design District is 76% of the maximum floor to area ratio.)

**(Review after final to change from cable railings to glass railings at rear decks.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

**(7:05)** Assessor's Parcel Number: 035-180-078  
 Application Number: MST2009-00376  
 Owner: Vikram and Sandy Verma  
 Architect: Zehren and Associates

(Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two car garage. The proposal includes replacing all doors and windows, expanding main level deck by 484 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)**

**FINAL REVIEW****7. 581 LAS ALTURAS****E-1 Zone**

**(7:40)** Assessor's Parcel Number: 019-281-007  
 Application Number: MST2009-00170  
 Owner: Bradley Vernon  
 Architect: Leonard Grant

Proposal to demolish an existing 2,040 square foot one-story, single-family residence, and 616 square foot garage, and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to lot area ratio.

**(Project requires compliance with Staff Hearing Officer Resolution No. 068-09.)**

**CONSENT CALENDAR – SEE SEPARATE AGENDA**