



# 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.

#### **NOTE TUESDAY MEETING DATE**

**Tuesday, February 16, 2010      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

**BOARD MEMBERS:**  
                          PAUL ZINK, CHAIR  
                          GLEN DEISLER, VICE-CHAIR  
                          BERNIE BERNSTEIN  
                          ERIN CARROLL  
                          WILLIAM MAHAN  
                          GARY MOSEL  
                          DENISE WOOLERY

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      MICHAEL JORDAN

**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	<u>Master Application &amp; Submittal Fee</u> - (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 time of submittal & each time plans are revised. <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. Our office is 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 February 11, 2010, 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 February 01, 2010.
- C. Consent Calendar of February 8 and February 16, 2010.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

**PRELIMINARY REVIEW****1. 1790 SYCAMORE CANYON RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 013-163-018

Application Number: MST2009-00182

Owner: Sycamore Heights, LLC

(Proposal to permit as-built work to an existing 3,500 square foot single-family residence and attached 556 square foot two-car garage consisting of the following: addition of 325 square feet on the first floor, conversion of 620 square feet of attic to habitable space, two new roof dormer windows, three flat skylights, a new chimney, replacement of all windows with metal clad and vinyl clad windows. The project includes a new 310 square foot addition to the first floor. The existing three-story house is non-conforming to building height and solar access. The project will abate violations in ENF2007-01006. The proposed total of 4,691 square feet on the 33,700 net square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio.)

**(Third review.)**

**PRELIMINARY REVIEW****2. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

**(3:35)** Assessor's Parcel Number: 035-180-078  
 Application Number: MST2009-00376  
 Architect: Zehren and Associates  
 Owner: Vikram Verma

(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. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 088-09.)**

**PRELIMINARY REVIEW****3. 3043 HERMOSA RD****E-3/SD-2 Zone**

**(4:00)** Assessor's Parcel Number: 051-162-005  
 Application Number: MST2009-00540  
 Owner: Mark W. Sachau Trustee  
 Architect: Chris Dentzel

(Proposal to construct a 79 square foot addition to an existing 300 square foot detached garage and a 373 square foot accessory space above the garage with an upper level deck. The existing 1,839 square foot two-story single-family residence is located on a 7,500 square foot lot. Staff Hearing Officer approval of a modification is requested to allow the addition to the garage to encroach into the interior setback. The proposed total of 2,591 square feet is 85% of the maximum floor to lot area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 003-10.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1557 LA CRESTA CIR****E-1 Zone**

**(4:25)** Assessor's Parcel Number: 035-033-019  
 Application Number: MST2010-00002  
 Owner: Tatiana A Tikhonova, A Very Useful American Family  
 Architect: Justin Van Mullem

(Proposal to construct a 223 square foot second-floor addition, a 253 square foot first-floor addition, and an 80 square foot addition to the garage for an existing 2,641 square foot two-story single-family residence and attached 401 square foot two-car garage. The project includes permitting and revising "as-built" site walls, fences, gates, and columns to comply with height limits at the front of the property. The proposed total of 3,598 square feet on the 10,240 square foot lot in the Hillside Design District is 96% of the maximum floor to lot area ratio.)

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1617 FRANCESCHI RD****A-1 Zone****(4:50)**

Assessor's Parcel Number: 019-021-037  
Application Number: MST2010-00017  
Owner: Ronald B. and Sherri W. Adler Trustees  
Architect: Peter Becker

(Proposal for additions and remodeling for an existing 2,229 square foot three-story single-family residence and attached 451 square foot two-car garage. The project consists of a 505 square foot addition to the main floor, permitting the as-built conversion of 330 square feet of basement area to habitable space, a 256 square foot addition to the basement, and a new 103 square foot terrace. The project includes 41 cubic yards of cut and 41 cubic yards of fill grading. The proposed total of 3,185 square feet on the 2.5 acre lot in the Hillside Design District is 54% of the maximum guideline floor to lot area ratio.)

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

**CONSENT CALENDAR – SEE SEPARATE AGENDA**