



# 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, November 26, 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		
<b>CONCEPT REVIEW</b>	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>
<b>PRELIMINARY REVIEW</b>	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>
<b>FINAL &amp; CONSENT</b>	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 Tuesday, November 20, 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. 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 November 12, 2007.
- E. Consent Calendar. November 19, 2007 and November 26, 2007.
- F. Announcements, requests by applicants for continuances and withdrawals, and appeals.
- G. Subcommittee Reports.
- H. Possible Ordinance Violations.

**PRELIMINARY REVIEW****1. 1727 SANTA BARBARA ST****E-1 Zone****(3:15)**

Assessor's Parcel Number: 027-111-017

Application Number: MST2006-00529

Owner: Richard A. Suding and Mary Gougeon Trust

Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has maximum building height of 29 feet, 6 inches and would result in a FAR of 0.32.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 040-07.)**

**PRELIMINARY REVIEW****2. 1266 SAN MIGUEL AVE****E-3/SD-3 Zone****(3:50)**

Assessor's Parcel Number: 045-050-023

Application Number: MST2007-00459

Owner: Jonni Collins

Applicant: Brian McAdams

Architect: Alliance Design Group

(Proposal to construct a 408 square foot second-story addition, a 116 square foot first-floor addition, and a 509 square foot second-story deck to an existing 1,051 square foot one-story single-family residence with an attached 228 square foot one-car garage located on a 6,000 square foot lot in the Hillside Design District. The proposed total of 1,803 square feet is 67% of the maximum FAR.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 343 E MISSION ST****E-1 Zone**

**(4:25)** Assessor's Parcel Number: 025-331-010  
Application Number: MST2007-00547  
Architect: Michelle McToldridge  
Owner: Eva Barberi

(Proposal for the addition of a 456 square foot second-floor to an existing 998 square foot one-story single-family residence on a 5,020 square foot lot in the Mission Area Special Design District. There is an existing 244 square foot one-car garage to remain unaltered. The proposed total of 1,698 square feet is 69% of the maximum FAR.)

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

**SFDB-CONCEPT REVIEW (CONT.)****4. 3035 PASEO DEL DESCANSO****E-3/SD-2 Zone**

**(5:00)** Assessor's Parcel Number: 053-192-012  
Application Number: MST2007-00154  
Owner: Maria Del Carmen and Manuel De Alarcon  
Architect: Bill Poehler

(Proposal for a two-story 2,462 square foot single-family residence which includes an attached 480 square foot two-car garage. The existing one-story 781 square foot residence and 211 square foot, one-car garage on the 6,841 square foot lot will be demolished. Staff Hearing officer approval of a modification is requested to provide non-conforming open yard area.)

**(Third Concept Review)**

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

**(THE PROPOSED TOTAL SQUARE FOOTAGE OF 2,462 IS 85% OF THE MAXIMUM FAR.)**

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 1422 SANTA ROSA AVE****E-3/SD-3 Zone**

**(5:55)** Assessor's Parcel Number: 045-132-014  
Application Number: MST2007-00313  
Owner: Santa Rosa Associates LLC  
Architect: Richard Thorne

(Proposal for a 2,413 square foot one-story residence with an attached 628 square foot two-car garage on a 9,239 square foot lot, which is the rear lot of a three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 204 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 0.26.)

**(Second Concept Review)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 023-07.)**

**IN-PROGRESS REVIEW****6. 3035 HERMOSA RD****E-3/SD-2 Zone**

**(6:30)** Assessor's Parcel Number: 051-192-002  
Application Number: MST2007-00432  
Owner: Jessica L. Kolbe  
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first-floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)

**SFDB-CONCEPT REVIEW (CONT.)****7. 2109 MOUNT CALVARY RD****A-1 Zone**

**(7:05)** Assessor's Parcel Number: 021-073-017  
Application Number: MST2007-00454  
Owner: Kurt H. and Carole Kinzel  
Architect: James LeCron

(Proposal to demolish an existing 2,556 square foot house and 400 square foot attached garage and construct a new three-story single-family residence on the 1.1 acre lot in the Hillside Design District. The proposed 6,209 square foot residence includes an attached 732 square foot three-car garage, 92 square foot workshop, and 985 square foot unfinished basement. The proposal is 113% of the maximum guideline FAR.)

**(Second Concept Review)**

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

**IN-PROGRESS REVIEW****8. 1394 SHORELINE DR****E-3/SD-3 Zone****(7:40)**

Assessor's Parcel Number: 045-193-021

Application Number: MST2007-00344

Owner: Kristiaan D`Haese

Architect: Paul Zink

(Proposal to construct a new two-story 2,980 square foot single-family residence and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the coastal zone. The proposed total of 3,480 square feet is 95% of the maximum FAR.)

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

**I. Adjournment.****CONSENT CALENDAR – SEE SEPARATE AGENDA**