



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, August 04, 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)**

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - 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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal &amp; each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - 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><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> 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 review of the project.</p>
<b>PRELIMINARY REVIEW</b>	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs.</p> <p>Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:03 p.m.

**ROLL CALL:**

Members present: Bernstein (arrived at 5:51), Carroll, Deisler, Mahan, Mosel, Woolery, Zink  
Members absent: None.

Staff present: Boughman, Limon (3:03 to 3:16), Shafer

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of July 21, 2008, 2008, as amended.

Action: Paul Zink/Erin Carrol, 6/0/0. Motion carried. (Mahan abstained from items 2, 3, & 4; Bernstein absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of July 28, 2008. The Consent Calendar was reviewed by Glen Deisler.

Action: Denise Woolery/Paul Zink, 6/0/0. Motion carried. (Bernstein absent.)

Motion: Ratify the Consent Calendar of August 4, 2008. The Consent Calendar was reviewed by Glen Deisler, with the exception of the landscaping for Items A and B reviewed by Denise Woolery.

Action: Paul Zink/Glen Deisler, 6/0/0. Motion carried. (Bernstein absent.)

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

1. Chair Mahan will step down from Item 5.
2. Member Zink will step down from Item 6.
3. Mr. Boughman reported that the approval of 2290 Las Tunas was not appealed.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

**CONCEPT REVIEW****1. 281 SCHULTE LN****A-1 Zone**

Assessor's Parcel Number: 055-230-002  
 Application Number: MST2008-00264  
 Owner: Mohamed Moharram

Proposal for a 3,939 square foot, two-story, single-family residence, including attached 528 square foot two-car garage on a 1.83 acre vacant lot. A modification is requested for encroachment of the structure into the front setback on Schulte Lane. The proposed total of 3,939 square feet is 72% of the maximum guideline FAR.

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Time: 3:12

Present: James Armstrong, Architect; Mohamed Moharram, Owner.

Public comment opened at 3:24 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment closed.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) Provide accurate grade lines on elevations.
- 2) Provide a smaller curb cut, and permeable paving, and reduce paving as much as possible.
- 3) Provide details of the creek landscaping.
- 4) Provide a preliminary drainage plan.
- 5) Show finished floor plate heights and sections.
- 6) Study the garage roof and its relationship to the railing and window columns.  
Study window proportions in relationship to the living room west wall.

Action: Carroll/Mosel, 6/0/0. Motion carried. (Bernstein absent.)

**CONCEPT REVIEW (CONTINUED)****2. 2447 CALLE LINARES****E-1 Zone**

Assessor's Parcel Number: 041-411-013  
 Application Number: MST2008-00291  
 Owner: Donna Silva  
 Architect: Bryan Pollard

Proposal for a 725 square foot addition of a new lower level and stair, for an existing two-story 1,978 square foot, single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.

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

Time: 3:42

Present: Brian Bollard, Architect; Sam Maphis, Landscape Architect.

Public comment opened at 3:56 p.m.

1. Steve Little, Westwood Hills Avocado Alliance, in support: provided information about the avocado grove below the house (submitted copy of WHAA water statement).
2. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 3:59 p.m.

**Motion:**        **Preliminary Approval of the project as a basis for working drawings and return to the Consent Calendar with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, with the condition that no avocado trees will be removed or trimmed.** The project provides consistency of appearance with the neighborhood; size, bulk, and scale will be compatible with the neighborhood; provides quality architecture and materials; the proposed project will not remove or significantly impact any trees.

Action:         Zink/Woolery, 6/0/0. Motion carried. (Bernstein absent.)

The ten day appeal period was announced.

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

#### **3.     3649 CAMPANIL DRIVE**

**A-1 Zone**

Assessor's Parcel Number:   047-102-032

Application Number:         MST2008-00326

Owner:                     John and Barbara Johnson

Architect:                 David Ferrin

Architect:                 John Fenske

Proposal for a new 5,664 square foot, two-story, single-family residence, including 772 square foot three-car attached garage, on a 3.25 acre lot, in the Hillside Design District. The proposal includes 991 cubic yards of cut, and 613 cubic yards of fill grading. The proposed total of 5,664 square feet is 90% of the maximum guideline FAR.

**(Site Concept Review will precede a review of the architecture.) Comments only; project requires environmental assessment.)**

Time:             4:03

Present:         John Fenske, Project Manager; Sam Sandefer, Builder.

Public comment opened at 4:20 p.m.

1. Bob Swanson, Campanil Hills Homeowners Association: not opposed, requested additional information.
2. Joe Maxwell, Sr.: prefers lower heights, not opposed to the project.
3. Bill Bertka, previous property owner: in support: explained the history of the setbacks and parcels and clarified that the street is a designated public street.
4. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:27 p.m.

**Motion:** Continued indefinitely to the Full Board with the comment that the applicant is to resolve with Staff the development envelope.  
**Action:** Deisler/Zink, 6/0/0. Motion carried. (Bernstein absent.)

**\*\*\*THE BOARD RECESSED FROM 4:30 UNTIL 4:41 \*\*\***

**CONCEPT REVIEW – NEW ITEM: PUBLIC HEARING**

**4. 1327 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-252-005  
 Application Number: MST2008-00325  
 Owner: Jorge Escamilla  
 Architect: Jose Luis Esparza

Proposal for a new 1,226 square foot second-story, and a 68 square foot first-floor addition, for an existing 1,945 square foot one-story, single-family residence including an attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.

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

Time: 4:41

Present: Jose Luis Esparza, Architect.

Mr. Boughman reported that the Environmental Assessment is complete.

Public comment opened at 4:52 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Mr. Boughman presented comments received by telephone from Jeff Gurrell, neighbor.

Public comment closed at 4:53 p.m.

Chair Mahan requested staff to investigate the parking and steps/railing in the side yard for permits.

**Motion:** Continued indefinitely to the Full Board with the following comments:

- 1) Reduce the mass, bulk, and scale.
- 2) Determine whether permits exist for existing front and side yard paving and side yard steps to the east. If not permitted, provide a conceptual landscape plan for the front and side yards.
- 3) Show accurate drip lines for the tree in the rear yard.
- 4) Show property lines on elevation drawings.
- 5) Restudy the style for consistency.
- 6) Show permeable paving and on-site water retention and drainage.
- 7) Provide a conceptual landscape plan.
- 8) Existing trees at the parkway are acceptable, if found to be appropriate by the Parks and Recreation Department.

**Action:** Woolery/Deisler, 6/0/0. Motion carried. (Bernstein absent.)

\*\*\* THE BOARD RECESSED FROM 5:18 UNTIL 5:48 P.M. \*\*\*

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

**5. 541 MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-103-007  
Application Number: MST2008-00320  
Owner: Friden Family Trust  
Architect: Bill Wolf

(Proposal for a new 909 square foot second-story and a 223 square foot first-floor addition for an existing 1,701 square foot one-story single-family residence including the existing 436 square foot attached two-car garage. The project includes a 60 square foot half-bath addition to the existing 179 square foot detached accessory structure to be relocated out of the setback, a 70 square foot addition to the garage, a 120 square foot upper deck, a 56 square foot lower deck, and permit the as-built front site wall and entry gate. Staff Hearing Officer approvals of modifications are requested to allow additions and alterations to encroach into the front and side setbacks and to allow the existing 6 foot high site wall and the entry gate to exceed 3.5 feet in height at the front of the property. The proposed total of 3,142 square feet on the 1/2 acre lot in the Hillside Design District is 67% of the maximum guideline FAR.)

**(Comments only; project requires Staff Hearing Officer approval of modifications.)**

Time: 5:48

Present: Bill Wolf, Architect, Pacific Architects; Philip Friden, Owner.

Mr. Boughman reported that the proposed half bath accessory building must be the minimum size. A closet is not permissible.

Public comment opened at 6:03 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed.

**Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments:**

- 1) Verify with Transportation that traffic visibility at the corner of Mountain Drive and the existing driveway is acceptable.
- 2) Provide a landscape plan utilizing drought tolerant native planting. The existing oak trees are not to be disturbed. Show irrigation on the plans.
- 3) The Board is in support of the modified front yard setback indicated on the site plan as 35 feet from the edge of pavement and the modification for the 6 foot high site wall and entry gate on Mountain drive and for the encroachment of the second-story deck.
- 4) Provide an Arborist report and follow recommendations.
- 5) Provide drawings for the existing accessory structure delineating the proposed work that is to occur at the building.
- 6) Work with Staff to verify that the existing accessory structure is permitted.

Action: Carroll/Bernstein, 6/0/0. Motion carried. (Mahan stepped down.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1651 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-290-001  
 Application Number: MST2007-00121  
 Owner: Assad Mora  
 Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment.)**

Time: 6:25

Present: Peter Hunt, Architect.

Public comment opened at 6:40 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Five comment letters in support of the project were acknowledged.

Public comment was closed.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) Redesign the proposal to be simple and architecturally cohesive.
- 2) Show the drip line of the Peruvian Pepper tree.
- 3) Show a hip roof on the proposed pool structure.
- 4) The Board supports the modification request for accessory space square footage.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Zink stepped down.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 933 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-241-014  
 Application Number: MST2008-00349  
 Owner: Javier and Maricela D. Rosas  
 Designer: Robert Ramos

(Proposal to add a 980 square foot second story and a 71 square foot balcony. The existing 1,830 square foot one-story single-family residence including attached 535 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,810 square feet is 105% of the maximum guideline FAR.)

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

Time: 7:15

Present: Robert Ramos, Designer; Javier Rosas, Owner.

Mr. Boughman reported that a portion of the existing house is located in the set back and changes are not permitted to the legal nonconforming area.

Public comment opened at 7:29 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment was closed.

**Motion: Continued indefinitely to the Full Board with the following comments:**

- 1) Provide additional photographs of neighboring buildings showing fenestration.
- 2) Provide streetscape photos.
- 3) Redesign the west elevation relationship to the front porch. Keep the existing front porch and maintain the street presence.
- 4) Study window sizes and proportions for privacy. The existing windows in the existing west legal nonconforming portion are not to be changed.
- 5) Restudy the second-story balcony railing and columns, and their relationship to the adjacent lower roof.
- 6) Study the architectural features supporting the cantilever above the garage door.
- 7) The size of the addition is acceptable given that it is set back from the street.

Action: Carroll/Deisler, 7/0/0. Motion carried.

**ADJOURNMENT:**

The Full Board meeting adjourned at 7:47 p.m.

**CONSENT CALENDAR**

**FINAL REVIEW**

**A. 2135 RIDGE LN A-2 Zone**

Assessor's Parcel Number: 025-282-004  
 Application Number: MST2007-00640  
 Owner: Peter Duda  
 Architect: Dwight Gregory  
 Landscape Architect: Bob Cunningham

(Proposal to construct 228 square feet of first- and second-story additions, a 265 square foot first-floor deck, modify the entry porch, and interior remodel. The existing 2,473 square foot single family residence with a detached two car garage is located on a 16,502 square foot lot in the Hillside Design District. The proposed total 3,196 square feet is 73% of the maximum guideline FAR.)

**(Final review of landscaping and Review After Final for reduction of second-story addition.)**

Final Approval as submitted of the Architecture. Continued indefinitely for review of the landscape plan, with the following comments: 1) revise the square footage on plans; 2) show under-story skirting and beams at the rear deck.



**FINAL REVIEW**

**B. 1623 CHAPALA ST**

**R-4 Zone**

Assessor's Parcel Number: 027-172-010  
Application Number: MST2007-00584  
Owner: Dean McNeil  
Architect: Lori Kari

(Proposal to construct a 275 square foot second-story addition and a 36 square-foot first-story addition to an existing detached two-car carport. The total size including the existing 1,072 square foot two-story single-family residence is 1,660 square feet on the 3,566 square foot lot, which is 76% of the maximum guideline FAR.)

Final Approval as submitted.

**NEW ITEM**

**C. 235 CONSTANCE LN**

**E-1 Zone**

Assessor's Parcel Number: 051-141-047  
Application Number: MST2008-00364  
Owner: Robert W. Perry  
Architect: Bildsten and Sherwin Design Studio

(Proposal to add 281 square feet to an existing 2,785 square foot single-story residence including 470 square foot attached two-car garage on a 17,212 square foot lot. Also proposed is a new entry courtyard. The proposed total of 3,066 square feet is 70% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment.)**

Continued indefinitely to the Consent Calendar with the following comments: 1) provide door and window details; 2) provide exterior lighting details; 3) provide a color board; 4) the project is ready for Preliminary Approval.

Items on Consent Calendar were reviewed by Glen Deisler. Landscaping on Items A and B were reviewed by Denise Woolery. Consent Calendar adjourned 12:00 p.m.