



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 31, 2009

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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <u>Color & 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. **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 August 27, 2009 at 4:00 p.m., the 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.

CALL TO ORDER.

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

ROLL CALL:

Members present: Bernstein (in at 3:40), Deisler, Mahan, Mosel, Woolery, Zink.

Members absent: Carroll.

Staff present: Boughman, Limon, Shafer.

GENERAL BUSINESS:**A. Public Comment:**

Jim Westby expressed concerns on behalf of himself and other neighbors with construction in progress of a wall at the front of the site at 943 Jimeno Road. The concerns are that the wall is not compatible with the neighborhood, that the retaining wall was not reviewed by the Full Board, and was not included on the elevation drawings. He requested that staff verify wall height and setback compliance. Other concerns are that the project was presented, and approved, as proposing 326 cubic yards of fill grading and now appears to involve over 600 yards of fill. (Submitted photos and written documents).

Mr. Mahan requested that a discussion of projects approvable at Consent Calendar be placed on a future agenda. Mr. Boughman reported that the Larry Cassidy, Building Inspector Supervisor, will investigate the wall.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of August 17, 2009, as amended.

Action: Zink/Deisler, 3/0/2. Motion carried. (Mosel and Woolery abstained. Bernstein and Carroll absent.)

Mr. Limon responded to a question from Paul Zink that applicants may not propose a structure over utility easements. Applicants are advised to research City records for easements but applications may proceed prior to this investigation. The Board may request verification of easements.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of August 24, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Denise Woolery.

Action: Woolery/Mosel, 5/0/0. Motion carried. (Bernstein and Carroll absent.)

Motion: Ratify the Consent Calendar of August 31, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A and B, reviewed by Denise Woolery.

Action: Zink/Deisler, 5/0/0. Motion carried. (Bernstein and Carroll absent.)

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

1. Mr. Boughman announced that item 1, 633 Miramonte Drive, and item 4, 1131 Del Sol Avenue, have been postponed two weeks at the applicants' request.
2. Mr. Boughman reported that Mr. Carroll will not attend the meeting and Ms. Berntein will arrive at approximately 3:30 p.m.
3. Mr. Limon reported that the City is revising the ordinance pertaining to rebuilding of non-conforming structures because a majority of Tea Fire rebuilds will not meet the one year deadline to commence construction. On Tuesday, September 15 the Ordinance Committee will be requested to extend the deadline to two years for current and future rebuild projects. Another proposed ordinance revision will be to reduce or waive fees for under grounding of utilities for certain rebuilding projects.

E. Subcommittee Reports - None.

F. Possible Ordinance Violations - None.

REVIEW AFTER FINAL

1. 633 MIRAMONTE DR

E-1 Zone

(3:15) 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.)

Postponed two weeks at the applicant's request.

SFDB-CONCEPT REVIEW (CONT.)**2. 2430 PINE DR****E-3/PUD Zone**

(3:45) Assessor's Parcel Number: 049-100-021
Application Number: MST2009-00300
Owner: Bruce Burnworth

(Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.)

(Third Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Performance Standard Permit.)

Actual time: 3:22

Present: Bruce Burnworth, Owner.

Public comment was opened at 3:33 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Continued to the Staff Hearing Officer for approval of a Performance Standard Permit and return on Full Board with the following comments:

- 1) Eliminate the uncovered parking in front of the house.
- 2) Show finished grade contour lines around the house, particularly at the property line and driveway.
- 3) Show that grading will not negatively impact Oak trees on the site.
- 4) Restudy the architecture of the front porch.
- 5) Provide a color board.
- 6) Provide information about the green roof.

Action: Zink/Deisler, 5/0/1. Motion approved. (Bernstein abstained, Carroll absent.)

SFDB-CONCEPT REVIEW (CONT.)**3. 233 LAS ONDAS****E-3/SD-3 Zone**

(4:15) Assessor's Parcel Number: 045-152-005
Application Number: MST2009-00313
Owner: Bengt and Janis Johansson
Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot addition to the first-floor, front entry and second-story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor to lot area ratio.)

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

Actual time: 3:44

Present: Paul Zink, Architect.

Public comment was opened at 3:51 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) The size, bulk, and scale are not compatible with the neighborhood as currently proposed. Study lowering the roof height and reducing floor area of second floor.
- 2) Study the mix of exterior materials and how they relate. It is preferred to have stucco on first floor and wood above.
- 3) The requested modifications for alterations within the setback are acceptable. Changing the front to plaster is acceptable.

Action: Bernstein/Mosel, 5/0/0. Motion carried. (Zink stepped down. Carroll absent.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1131 DEL SOL AVE****E-3/SD-3 Zone****(4:45)**

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.)

Postponed two weeks at the applicant's request.

Chair Mahan requested a field trip to view completed projects previously approved by the SFDB.

ADJOURNMENT

The Full Board meeting was adjourned at 4:23 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009
 Application Number: MST2008-00009
 Owner: Daksha K. Oza
 Designer: Francisco Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

(Final approval of project and associated landscaping is requested.)

Public comment: Charles King spoke in opposition to impermeable staircase and permanent irrigation on the slope.

Final Approval with condition: 1) show a six foot galvanized chain link fence at bottom of slope instead of wood; 2) eliminate vines at upper wall; 3) plant Distictis vine or Bougainvillea at top of middle wall to cascade down.

FINAL REVIEW**B. 940 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Revocable Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed project data were verified to be a three-story 6,257 square foot house, attached 998 square foot garage, and detached 400 square foot garage. The project will increase the size of the previous residence by a 1,189 square feet with the conversion of the understory to a basement. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,655 square feet is 148% of the maximum guideline floor to lot area ratio.)

Final Approval of the project as submitted.

FINAL REVIEW**C. 6 ROSEMARY LN****E-1 Zone**

Assessor's Parcel Number: 015-093-017
Application Number: MST2009-00068
Owner: Karen Pick
Architect: Don Sharpe

(Proposal to construct a 556 square foot first-floor addition, an approximately 290 square foot veranda, and interior remodeling. The existing two-story 2,032 square foot single-family residence including 500 square foot two-car garage is located on a 14,100 square foot lot in the Hillside Design District. The proposed total of 2,938 square feet is 69% of the maximum floor to area ratio.)

Final Approval of the project with conditions: 1) show 40 watt maximum exterior light fixtures, with no clear glass; 2) larger fixture at front entry to have opalescent glass; 3) doors and windows to be varnished wood color.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.