



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 09, 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.

POSTING NOTICE:

1. On November 05, 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.

ROLL CALL

Present: Bernstein, Carroll, Deisler, Mosel, Woolery (arrived at 3:10) Zink

Absent: Mahan

Staff: Baker (3:11 to 4:30), Limon (3:11 to 4:30 and 5:34 to 5:54), Boughman, 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 October 26, 2009, as amended.

Action: Mosel/Bernstein, 5/0/1. Motion carried. (Carroll abstained. Zink abstained from item 7, Bernstein abstained from item 5. Mahan and Woolery absent.)

Mr. Boughman reported that Raymond Appleton requested a change to minutes for 2215 Edgewater Way to indicate that the written comments he submitted with a letter from Bruce Venturelli signed by 13 neighbors were in support of the project. This change was approved by the Board.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of November 2, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items F and G and H, reviewed by Erin Carroll

Action: Carroll/Mosel, 5/0/0. Motion carried. Mahan and Woolery absent.

Motion: Ratify the Consent Calendar of November 9, 2009. The Consent Calendar was reviewed by Glen Deisler.

Action: Bernstein/Mosel, 5/0/1. Motion carried. Woolery abstained. Mahan absent.

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

Mr. Boughman made the following announcements:

1. 117 E. Islay will be postponed for an additional 2 weeks to Nov 23, 2009.
2. Chair Mahan will be absent from the meeting.

E. Subcommittee Reports – No reports.

MISCELLANEOUS ACTION ITEM**(3:15) TWO-YEAR REVIEW OF NEIGHBORHOOD PRESERVATION ORDINANCE UPDATE**

Staff: Heather Baker, Project Planner, and Jaime Limón, Senior Planner

(On October 12, 2009 Staff presented a draft report written for City Council for SFDB comment and discussion. A public workshop was held on October 24, 2009 to receive public comments on an amended version of the draft report. Staff is returning to the SFDB for a final motion regarding the SFDB's recommendations on eight Ordinance and Guideline changes recommended by staff.)

Actual time: 3:11

Present: Heather Baker, Project Planner, Jaime Limón, Senior Planner and Tony Boughman, Planning Technician II.

Ms. Baker gave a brief staff presentation.

Public comment was opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Bernstein requested revision of her comments on page 13 of the Staff Notes for October 24, to read as "the SFDB *almost always* makes site visits".

Straw vote: How many Board members feel item 7A is a suitable concept to be worked out partly as an Ordinance change? 3/3/0. Bernstein, Mosel, Zink opposed, Mahan absent.

The three members voting in support of 7A felt the item should be further refined so that an ordinance change, in tandem with guideline amendments, could allow two uncovered parking spaces to be approved on a case by case basis, for example if the spaces are behind the home and other factors are present.

Motion #1: The SFDB recommends that Council adopt staff recommended change items 1 - 7 (not including 7A which was voted on by straw vote), with the understanding that change 6 will be further discussed as part of a subcommittee.

Action: Mosel/Deisler, 5/0/1. Motion carried. (Bernstein abstained. Mahan absent.)

Motion #2: The SFDB recommends that Council adopt staff recommended change items 8 and 9, with the exception of 9A-3 which should be eliminated and 9A-2 which needs further clarifications to be discussed with the SFDB Subcommittee in the future.

Action: Mosel/Diesler, 6/0/0. Motion carried. (Mahan absent.)

The SFDB declined to make a formal motion regarding Parts 1 and 3 of the report, but did appreciate the report's value and was in support of staff's plan to forward the entire report to Council for their information.

IN-PROGRESS REVIEW**1. 3750 MERU LN****E-3/SD-2 Zone****(4:00)**

Assessor's Parcel Number: 057-262-011
Application Number: MST2009-00060
Owner: Terence and Susan Quinlan
Landscape Architect: Robert Adams

(Proposal to construct a new 3,307 square foot two-story single-family residence, including attached 479 square foot two-car garage. The project includes demolition of the existing 2,279 square foot single-family residence with 400 square foot garage on the 15,534 square foot lot. The proposed total of 3,786 square feet is 86% of the maximum guideline floor to area ratio.)

(Review of landscape plan.)

Actual time: 4:11

Present: Robert Adams, Landscape Architect; Terence Quinlan, Owner.

Public comment was opened at 4:16 p.m.

Carl Easter, expressed concern regarding proposed trees due to possible wall damage.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary Approval of the landscaping 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 and return with landscape plan on Consent Calendar with the following comment and conditions:

- 1) The project provides quality materials and quality design.
- 2) Remove parking and excess paving in front setback.
- 3) Remove trash from setback.
- 4) Provide notes about new CMU block wall to have stucco finish on both sides.
- 5) Confirm with staff the height of the new front garden wall.
- 6) Provide details of gates on street elevation.
- 7) Study adding vine pocket between the two garage doors.

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

PRELIMINARY REVIEW**2. 1323 RIALTO LN****E-1 Zone**

(4:30) Assessor's Parcel Number: 049-242-032
 Application Number: MST2009-00195
 Owner: Domenico Lala
 Architect: David Van Hoy

(Proposal to construct an open air swimming pool cabana and 40 square foot half bath on top of an existing detached 385 square foot accessory building. Staff Hearing Officer approval of a Modification is requested to exceed 500 square feet accessory space. The existing one-story 1,831 square foot single-family and attached 370 square foot two-car garage is located on a 15,031 square foot lot in the Hillside Design District. The proposed total of 2,636 square feet is 60% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 064-09.)

Actual time: 4:30

Present: David Van Hoy, Architect; Domenico Lala, Owner.

Public comment was opened at 4:42 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary and Final Approval of the project as submitted 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 following comments:

- 1) The project provides quality design and innovative materials.
- 2) It is understood exterior recessed lighting to have baffles.

Action: Deisler Woolery, 5/1/0. Motion carried. (Bernstein opposed, not compatible with neighborhood. Mahan absent.)

The ten-day appeal period was announced.

IN-PROGRESS REVIEW**3. 1131 DEL SOL AVE****E-3/SD-3 Zone**

(5:00) 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, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

Actual time: 4:56

Present: Francisco Cobian, Designer.

Public comment was opened at 5:06 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) Provide copies of light fixtures on electrical sheet.
- 2) Provide complete window details.
- 3) Add vines on the alley side of the site wall.
- 4) Indicate plants for planters on-second floor deck.
- 5) Pedestrian gate to match style of vehicular gate.
- 6) Modify drawing C.A-5, gate detail, to reflect a wider wooden area between the columns.
- 7) Remove note 20 and associated light fixture and provide down lighting in eave of the French door to illuminate the deck surface.
- 8) Provide a color chip for the exterior metal railing.

Action: Deisler/Mosel, 6/0/0. Motion carried. (Mahan absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 2010 EMERSON AVE

R-2 Zone

(5:30)

Assessor's Parcel Number: 025-401-002

Application Number: MST2009-00294

Owner: Simon C. and Cathy A. Bradford

Designer: Mark Morando

(Proposal to abate violations in ENF2009-00219 by permitting as-built alterations to the second-floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of Modifications is requested to allow a small portion of the roof of the front gable to increase in height within the interior setback and for the north side dormer to exceed the solar access limit. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

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

Actual time: 5:22

Present: Mark Morando, Designer; Simon and Cathy Bradford, Owners.

Public comment was opened at 5:35 p.m.

A letter in support of the project from Paula Westbury was acknowledged.

Public comment was closed.

Mr. Limon explained that the Historic Landmarks Commission reviewed the historic structures report and determined that because of the level of alterations to the structure its historical integrity has been lost.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Study the intersection between the widow's walk, the dormers, and the front gable.
- 2) Provide additional information about the design intent for levels of embellishment.
- 3) Study reducing the side dormers in size or using hip roofs.
- 4) Provide a roof plan.
- 5) It is understood that based upon the historical structures report, the building is no longer a structure of historical merit due to alterations, and it is not the intent to return the structure to its historic nature.

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

FINAL REVIEW

5. 581 LAS ALTURAS RD

E-1 Zone

(6:00) Assessor's Parcel Number: 019-281-007
 Application Number: MST2009-00170
 Owner: Bradley Vernon
 Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment. 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 area ratio.)

(In-Progress review, Project requires Substantial Conformance Determination and compliance with Staff Hearing Officer Resolution No. 068-09.)

Actual time: 6:06

Present: Leonard Grant, Architect; Bradley Vernon, Owner.

Public comment was opened at 6:20 p.m.

Ann Lorimer, expressed concern about the number of changes and addition of the sauna and bocce ball court since receiving Preliminary Approval.

June Chanson, expressed concern about overgrown bird of paradise planting, addition of sauna and bocce ball court.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 6:24 p.m.

Motion: Continued two weeks to the Full Board with the following comments:

- 1) Study reducing the plate height at the miradore window at the master bedroom, provide additional details.
- 2) Provide window and door details.
- 3) Study the kitchen window.
- 4) Provide a final landscape plan with Fire Department approval stamp.

Action: Deisler/Mosel, 6/0/0. Motion carried. (Mahan absent.)

The Full Board adjourned at 6:51 p.m.

CONSENT CALENDAR (11:00)**FINAL REVIEW****A. 656 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-282-005
 Application Number: MST2009-00166
 Owner: James H. Kay Jr.
 Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final Approval of the architecture and continued one week for landscaping with the following conditions: 1) Provide permeable driveway material. 2) Show pool fencing and gates. 3) Show wall around front of house. 4) Provide 15 gallon Salvia plants. 5) Plant new ground cover behind house to match existing. 6) Obtain Fire Department approval of landscape plan. 7) Provide irrigation plan. 8) All retaining walls to have plaster finish. 8) Specify two patio trees.

FINAL REVIEW**B. 333 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-030
 Application Number: MST2009-00412
 Owner: Dale F. Schudel
 Designer: Dylan Chappell

(Proposal to rebuild a one-story 1,248 square foot house and attached 480 square foot garage destroyed in the Tea Fire. The revised project includes construction of a two-story 2,620 square foot single-family residence and attached 532 square foot two-car garage, 367 square feet of decks, and 34 cubic yards of cut and fill grading. The garage will encroach into the interior setback in the same location as the previous garage. The proposed total of 3,152 square feet on the 11,810 square foot lot in the Hillside Design District is 79% of the maximum floor to lot area ratio.)

(Final approval of architecture and first review of landscaping is requested.)

Final Approval as noted of the architecture, and Preliminary Approval of the landscaping with the following conditions: 1) Provide a hedge along south side to replace hedge that was lost in the fire. 2) Provide irrigation plan or notes on plans. 3) Use evergreen canopy trees instead of Palms.

FINAL REVIEW

C. 2431 MESA SCHOOL LN

E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-005
 Application Number: MST2006-00295
 Owner: Bolger Family Trust
 Designer: Matthew Guerrero

(This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,336 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,569 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,068 square feet on the 10,075 square foot lot is 82% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final approval of the landscaping as noted on the plans.

FINAL REVIEW

D. 233 LAS ONDAS

E-3/SD-3 Zone

Assessor's Parcel Number: 045-152-005
 Application Number: MST2009-00313
 Owner: Bengt J. and Janis M. 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 an 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.)

(Final Approval of project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 083-09.)

Final approval as submitted of the architecture. Final approval of the landscaping as noted on the plans.

Items on Consent Calendar were reviewed by Glen Deisler with the exception of landscaping reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.