



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, February 1, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
 GLEN DEISLER, VICE-CHAIR
 BERNI 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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - 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. Plans - three sets of <u>folded</u> plans are required <u>at the time of submittal</u> & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first drawing) Site Plan - 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. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches 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: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - 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	Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. Exterior Details - 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: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting & irrigation plan. Consultant/Engineer Plans - 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 January 28, 2010, 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 3:07 p.m. by Chair Zink.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Zink, Woolery (arrived at 3:09)
Members absent: None.
Staff present: Boughman, Shafer

GENERAL BUSINESS:

A. Public Comment:

None.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of January 19, 2010, as amended.
Action: Mahan/Deisler, 6/0/0. Motion carried. (Woolery absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of January 25, 2010. The Consent Calendar was reviewed by William Mahan with landscaping for Item A reviewed by Denise Woolery.
Action: Bernstein/Mosel, 7/0/0. Motion carried.
Motion: Ratify the Consent Calendar of February 1, 2010. The Consent Calendar was reviewed by Glen Deisler with landscaping for Item A reviewed by Denise Woolery.
Action: Woolery/Carroll, 7/0/0. Motion carried.

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

Mr. Boughman announced that the times allotted for agenda items have been reduced slightly to help prevent the Board from getting ahead of schedule.

E. Subcommittee Reports.

None.

SFDB-CONCEPT REVIEW (CONT.)**1. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 041-292-035
 Application Number: MST2009-00506
 Owner: Arthur K. and Ninfa A. Chard
 Designer: Steve Wilson

(Proposal for a revised, smaller project and revised site plan consisting of a new 3,098 square foot one-story single-family residence with an attached 408 square foot two-car garage, a detached 330 square foot accessory building, site walls, fences, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 3,836 square feet on the 15,000 square foot lot is 88% of the maximum guideline floor to lot area ratio.)

(Third concept review. Action may be taken if sufficient information is provided.)

Actual time: 3:13

Present: Steve Wilson, Designer.

Public comment was opened at 3:20 p.m. The following individual(s) spoke in favor or opposition:

Ed Vernon: in support, but concerned about Cypress tree and favors its removal.

Nancy Ferguson: in support.

John Lengsfelder: in support.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:27 p.m.

Motion: Preliminary Approval of the project 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 to Consent Calendar with the following comments:

- 1) The applicant's working with neighbors and reduction in project is appreciated.
- 2) Provide material board for the corten siding and the fence materials.
- 3) Provide window details.
- 4) Incorporate the arborist report's recommendations on the landscape plan.
- 5) Retain the Cypress tree if at all possible.
- 6) Approval is based on the revised site plan presented at the meeting of February 1.
- 7) The project is compatible in size, bulk, and scale; provides high-quality design and materials; retains trees for neighborhood character.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**2. 1790 SYCAMORE CANYON RD****A-1 Zone**

(3:35) Assessor's Parcel Number: 013-163-018
 Application Number: MST2009-00182
 Owner: Sycamore Heights, LLC
 Architect: Gil Garcia

(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.)

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

Actual time: 3:38

Present: Gil Garcia, Architect; Mr. Willows, Owner.

Public comment was opened at 3:50 p.m. The following individual(s) spoke in favor or opposition:
 Roger Helkey: neither.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:51 p.m.

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

- 1) Correct the drawings to show the current project scope, show existing chimney condition and existing stair location. Verify that the chimney conforms to Building Code.
- 2) Remove all proposed one-story additions and return to the approved one-story design.

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

CONCEPT REVIEW - NEW ITEM**3. 1464 LA CIMA RD****R-1 Zone**

(4:00) Assessor's Parcel Number: 041-022-032
 Application Number: MST2009-00391
 Owner: McCosker Trust
 Agent: Suzanne Elledge

(Proposal to remove existing non-permitted Alan block retaining walls and construct approximately 120 linear feet of reinforced CMU and Alan block retaining walls ranging in height from 3.5 to 6.5 feet. The project is located in the rear yard of a single-family residence on a 9,693 square foot lot in the Hillside Design District. A previous proposal to permit as-built walls in this location was denied without prejudice. The project will abate violations in ENF2008-00170.)

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

Actual time: 3:56

Present: Trish Allen, Agent; Greg Van Sande, Structural Consultant, Margie Grace, Landscape Designer.

Staff Comment: Mr. Boughman requested that the Board consider the Hillside Design District findings for natural topography and for grading.

Public comment was opened at 4:12 p.m. The following individual(s) spoke in favor or opposition:

Don Swann: opposed.

Kathy Cook: opposed.

John Cook: opposed.

Tony Fisher: opposed.

Written comments in opposition from David Gilkeson and from Paula Westbury were acknowledged.

Public comment was closed at 4:24 p.m.

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

- 1) The project needs to be significantly redesigned. There is concern with the aggressive proposal, particularly the height and surface of the proposed retaining walls, and the amount of excavation for footings.
- 2) Applicant and staff to determine whether the existing east and west stairs and decks are permitted.
- 3) There is concern about construction under the oak tree drip lines. Accurate drip lines are to be verified by a Civil Engineer.
- 4) Return with accurate and complete plans, including elevation drawings. Submit the plans to Staff prior to the meeting.

Action: Mosel/Mahan, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 33 RUBIO RD

E-1 Zone

(4:25)

Assessor's Parcel Number: 029-341-011

Application Number: MST2010-00001

Owner: Brian J. Tharp

(Proposal for a 396 square foot second-story addition above an existing detached 397 square foot two-car garage. The garage would be attached to the existing 1,150 square foot single-family residence by a proposed 72 square foot connection. The project includes a new 137 square foot covered deck along the front of the house and abatement of ENF2008-00949 by permitting an as-built jacuzzi and associated retaining walls. The proposal is an alternative to the approved project under MST2008-00268 to add a second story above the house. Staff Hearing Officer approval of Modifications is requested to allow the proposed addition above the garage to encroach into the front and interior setbacks. The proposed total of 2,014 square feet on the 7,688 lot in the Hillside Design District is 65% of the maximum floor to lot area ratio.)

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

Actual time: 4:48

Present: Brian Tharp, Owner.

Public comment was opened at 4:53 p.m. The following individual(s) spoke in favor or opposition:
Susan Ward, neither.

Letters expressing concerns from Martin Horn, Mark Benedict, Bill Goodale and Linda Rima, and Paula Westbury were acknowledged.

Public comment was closed at 4:56 p.m.

Motion: Continued indefinitely to the Full Board for applicant to restudy the second-story addition.

The Board indicated no support for the second-story addition within the front yard setback above the garage. Return with a redesigned project. The applicant may return to Consent Calendar for review of permitting the as-built work and review of the covered deck.

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

** The Full Board meeting adjourned at 5:14 p.m. **

CONSENT CALENDAR (11:00)

FINAL REVIEW

A. 1002 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-062-001
Application Number: MST2009-00293
Owner: Michele D. Humboldt, Living Trust
Architect: Don Swann

(Proposal to rebuild a house, garage and detached accessory building that were destroyed in the Tea Fire. The proposal consists of a 3,036 square foot two-story single-family residence with an attached 749 square foot three-car garage and the reconstruction of a 441 square foot detached accessory building. The proposed total of 4,340 square feet on the 1.07 acre lot in the Hillside Design District is 86% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final approval as submitted for the architecture. Landscaping continued indefinitely for irrigation plan.

FINAL REVIEW**B. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2009-00468
Owner: Arnold Christensen
Architect: Vadim Hsu

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture is requested.)

Final approval as submitted for the architecture. Landscaping continued indefinitely for irrigation plan and exterior lighting cut-sheet. Reproduce color board on elevation sheets. Retaining storm water on site is appreciated.

NEW ITEM**C. 1114 N MILPAS ST****E-1/R-3 Zone**

Assessor's Parcel Number: 029-202-025
Application Number: MST2010-00009
Owner: Ethan A. Stewart
Designer: Anna Jensen

(Proposal to demolish an existing illegal kitchen and replace a deteriorated 64 square foot laundry room with a new 98 square foot laundry room and demolish an as-built 160 square foot one-car carport. Approval of this project will abate enforcement case ENF2009-00381. The proposed total of 1,794 square feet on the 10,097 square foot lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

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

Final Approval of the project 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 comment and conditions: 1) The massing is not changed; 2) new siding is to match existing lap siding; 3) new doors and windows to match color scheme of existing house; 4) wall should be repaired where carport is removed.

CONTINUED ITEM**D. 32 ROSEMARY LN****E-1 Zone**

Assessor's Parcel Number: 015-091-017
Application Number: MST2009-00576
Owner: Paul Krieger

(Proposal for a 246 square foot patio cover that would connect the rear of the residence to the existing non-conforming detached accessory building that is located in the interior setback. Staff Hearing Officer approval is requested for a Modification for the proposed roof connection to encroach into the setback. The existing 1,456 square foot single-story residence with attached 470 square foot two-car garage and 142 square foot detached accessory building are located on a 13,375 square foot lot in the Hillside Design District.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review of a Modification.)

Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with the following comments: 1) Removal of the poor construction is a good architectural solution; 2) Confirm if roof meets high fire requirements; 3) correct the drawings to have no overhang on the east side; 4) fence and gate are removed from the proposal.

FINAL REVIEW**E. 2201 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-034-003
Application Number: MST2008-00413
Owner: Vaidotas and Judith Vaitys
Designer: Tony Xiques

(Proposal to permit as-built work consisting of a 238 square foot porch enclosure, converting 494 square feet of detached accessory space back to garage space, interior remodel, and a footbridge across a tributary of Sycamore Creek. Also proposed is a new 39 square foot addition to the garage, removal of storage sheds from the setback, and trimming front hedge to 3.5 feet for traffic safety. The existing one-story 1,725 square foot single-family residence is located on a 1.2 acre lot in the Hillside Design District. The proposal will abate violations in ENF2007-01003. Staff Hearing Officer approval of a Modification is requested to allow alterations to the house within the front setback. The proposed total of 2,457 square feet is 48% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 074-09.)

Final Approval of the architecture 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 is compatible with the neighborhood, the change is minor; 2) garage door is to be white to match trim color of house; 3) colors, windows, roof material to match existing house; 4) exterior light fixture to meet lighting guidelines; 5) Creeks Division to review the bridge.

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