



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, February 16, 2010 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: PAUL ZINK, CHAIR
 GLEN DEISLER, VICE-CHAIR
 BERNIE 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	<p>Master Application & Submittal Fee - (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 & 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</u> plans are required <u>at the time of submittal & 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 & 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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & 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 & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	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 & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & 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 & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</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 & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & 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 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. Our office is 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 February 11, 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 3:05 p.m. by Chair Zink.

ROLL CALL:

Members present: Carroll, Deisler, Mosel, Zink

Members absent: Bernstein, Mahan, Woolery

Staff present: Boughman, Shafer

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

Michael Jordan, new Planning Commissioner and liaison to the SFDB, introduced himself.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of February 1, 2010, as amended.

Action: Deisler/Carroll, 4/0/0. Motion carried. (Bernstein Mahan, Woolery absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of February 8, 2010. The Consent Calendar was reviewed by Mahan with landscaping reviewed by Denise Woolery.

Action: Mosel/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

Motion: Ratify the Consent Calendar of February 16, 2010. The Consent Calendar was reviewed by Gary Mosel with landscaping reviewed by Erin Carroll.

Action: Carroll/Deisler, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

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

1. Mr. Boughman announced the following changes to the agenda:
 - a) Item #1, 1790 Sycamore Canyon Road will be heard last.

2. Mr. Boughman made the following announcements:

- a) Berni Bernstein, Bill Mahan, and Denise Woolery will not attend today's meeting.

E. Subcommittee Reports.

None.

The Board recessed from 3:13 p.m. until 3: 25 p.m.

PRELIMINARY REVIEW

(Item #1 was heard last, at 5:07 p.m.)

1. 1790 SYCAMORE CANYON RD

A-1 Zone

(3:10)

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.)

(Third review.)

Actual time: 5:07

Present: Gil Garcia, Architect.

Public comment was opened at 5:19 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary and Final Approval with the following comment and conditions:

- 1) The project provides quality materials; no loss of landscaping; no change to previously approved size, bulk, or scale; no change in exterior color or shape.
- 2) The dormers and chimney are acceptable.
- 3) Skylights are acceptable for the two-story element. Show existing skylights at the one-story element on the plans. One board member was opposed to 3 skylights on the second-story addition due to visibility.
- 4) Provide a color board showing existing colors to remain and any new colors and materials.
- 5) All non-permitted construction will be removed from the building exterior.

Action: Mosel/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

PRELIMINARY REVIEW**2. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

(3:35) Assessor's Parcel Number: 035-180-078
 Application Number: MST2009-00376
 Architect: Zehren and Associates
 Owner: Vikram Verma

(Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 484 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 088-09.)

Actual time: 3:25

Present: David Lane, Architect; Robert Adams, Landscape Architect.

Public comment was opened at 3:42 p.m. As no one wished to speak, 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 comments:

- 1) Submit to staff a 8.5 x 11 color and materials board for files.
- 2) It is understood that there has been no change in either architecture or site plan since previous review on 11/23/2009.
- 3) The project is compatible with the neighborhood; provides quality design; landscaping is an enhancement; and saves existing trees.

Action: Deisler/Mosel, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

*****The Board recessed at 3:52 p.m.*****

PRELIMINARY REVIEW**3. 3043 HERMOSA RD****E-3/SD-2 Zone**

(4:00) Assessor's Parcel Number: 051-162-005
 Application Number: MST2009-00540
 Owner: Mark W. Sachau Trustee
 Architect: Chris Dentzel

(Proposal to construct a 79 square foot addition to an existing 300 square foot detached garage and a 373 square foot accessory space above the garage with an upper level deck. The existing 1,839 square foot two-story single-family residence is located on a 7,500 square foot lot. Staff Hearing Officer approval of a modification is requested to allow the addition to the garage to encroach into the interior setback. The proposed total of 2,591 square feet is 85% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 003-10.)

Actual time: 3:56

Present: Chris Dentzel, Architect.

Public comment was opened at 4:04 p.m. As no one wished to speak, 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 comments:**
- 1) Submit to Staff a color and materials board.
 - 2) The project is neighborhood compatible; the Spanish design well detailed; the scale is appropriate; poses no loss of trees.
 - 3) The lighting position and style and the rear deck screening were reviewed and found to be satisfactory.
- Action: DeislerCarroll, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1557 LA CRESTA CIR E-1 Zone **(4:25)**

Assessor's Parcel Number: 035-033-019
 Application Number: MST2010-00002
 Owner: Tatiana A Tikhonova, A Very Useful American Family
 Architect: Justin Van Mullem

(Proposal to construct a 223 square foot second-floor addition, a 253 square foot first-floor addition, and an 80 square foot addition to the garage for an existing 2,641 square foot two-story single-family residence and attached 401 square foot two-car garage. The project includes permitting and revising "as-built" site walls, fences, gates, and columns to comply with height limits at the front of the property. The proposed total of 3,598 square feet on the 10,240 square foot lot in the Hillside Design District is 96% of the maximum floor to lot area ratio.)

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

Actual time: 4:13

Present: Justin Van Mullem, Architect; James Fenkner Owner, and Anastasia Fenkner, Daughter.
 Public comment was opened at 4:23 p.m. As no one wished to speak, public comment was closed.

- Motion: Continued indefinitely to the Full Board with the following comments:**
- 1) Study the style details, i.e. front living room window, rear façade, stone around windows, breaking up the mass with design elements.
 - 2) The front deck in its current location is appropriate.
 - 3) Incorporation of the S tile into the project is appropriate to match the existing roof.
 - 4) Return with front site wall alterations and associated changes in landscaping.
 - 5) Return with color board.
 - 6) The massing and square footage are acceptable.
 - 7) The style is acceptable to match the existing house.
- Action: Deisler/Carroll, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

*****The Board recessed from 4:45 until 4:55 p.m. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1617 FRANCESCHI RD****A-1 Zone**

(4:50) Assessor's Parcel Number: 019-021-037
Application Number: MST2010-00017
Owner: Ronald B. and Sherri W. Adler Trustees
Architect: Peter Becker

(Proposal for additions and remodeling for an existing 2,229 square foot three-story single-family residence and attached 451 square foot two-car garage. The project consists of a 505 square foot addition to the main floor, permitting the as-built conversion of 330 square feet of basement area to habitable space, a 256 square foot addition to the basement, and a new 103 square foot terrace. The project includes 41 cubic yards of cut and 41 cubic yards of fill grading. The proposed total of 3,185 square feet on the 2.5 acre lot in the Hillside Design District is 54% of the maximum guideline floor to lot area ratio.)

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

Actual time: 4:55

Present: Peter Becker, Architect; Ronald and Sherri Adler, Owners.

Public comment was opened at 5:04 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval 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 and return on Consent Calendar with comments:

- 1) Project is compatible with the neighborhood.
- 2) Return with a color board, exterior lighting cut sheets, and handrail details.
- 3) Architecture, windows, doors, and fenestration to match existing style and color.

Action: Mosel/Deisler, 4/0/0. Motion carried. (Bernstein, Mahan, and Woolery absent.)

ADJOURNMENT

The Full Board meeting was adjourned at 5:23 p.m.

CONSENT CALENDAR (11:00 a.m.)**FINAL REVIEW****A. 931 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-013
Application Number: MST2009-00279
Owner: Mr. and Mrs. Nelson
Architect: Greg Christman

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Continued one week to Consent Calendar with comments: 1) The tile color palette is acceptable. 2) Provide west fence and gate details. 3) Tile on large dome to be matte finish. 4) Show dome skylight detail. 5) Provide a double starter course on roof tiles at eaves. 6) Show chimney cap detail, dimensions, and material. 7) Show keystone detail. 8) Show window and sill details. 9) Show dome skylight detail. 10) Show drip irrigation plan and backflow device.

CONTINUED ITEM**B. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2010-00027
Owner: Bruce Lee Schmidt

(Proposal to abate violations in ZIR2009-00336 including permitting an as-built spa, remove trash enclosure from the setback, and request a garage waiver for cabinets inside garage. The existing 2,548 square foot two-story single-family residence and attached 452 square foot two-car garage is located on a 7,392 square foot lot in the Hillside Design District.)

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

Final Approval with Neighborhood Preservation Ordinance findings with the following conditions: 1) Replace the spa cover with an earth tone tan or brown cover. 2) Provide taller plantings for screening as noted on the plans, 5 gallon Rosemary Tuscan Blue. 3) New plantings to be drip irrigated with a new valve connected to the existing irrigation system. 4) Spa is screened by landscaping and generally complies with Good Neighbor Guidelines.

REVIEW AFTER FINAL**C. 365 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-005
Application Number: MST2008-00567
Owner: Winand and Erika Jeschke
Designer: Joe Woodruff
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

(Review After Final of landscaping to propose dwarf citrus trees at terraced retaining walls.)

Continued one week to Consent Calendar with comments: 1) Trees shall be five-gallon citrus. 2) Show Rosemary starting on second row, and continuing on every other row; 2 one-gallon plants between each tree. 3) The lower wall to be completely stone veneer with stone cap.

NEW ITEM**D. 345 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-028
Application Number: MST2010-00024
Owner: Heather McBurnie
Architect: Michael Holliday

(Proposal to rebuild a 1,450 square foot house and 440 square foot garage destroyed in the Tea Fire. Proposed is a two-story 1,850 square foot single-family residence and attached 450 square foot two-car garage. Staff Hearing Officer approval of a Modification is requested to construct the garage within the side setback. The project includes a privacy fence and landscaping. The proposed total of 2,300 square feet on the 12,284 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing Officer with comments: 1) The Modification is acceptable. The garage location within the setback is acceptable. 2) Garage should be lowered to standard garage height, no greater than 9' plate height. 3) Extend the East side retaining wall beyond the outdoor living space and spa. 4) Add boulders in front of the front wall. 5) Provide more detail about the entry rain garden. 6) Study have Oaks instead of Palms for street trees. Palms should noninvasive species, i.e. King Palm or Blue Palm.

CONTINUED ITEM**E. 33 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-011
Application Number: MST2010-00001
Owner: Brian J. Tharp

(Revised project, second-story addition above an existing garage is no longer proposed. The project consists of abatement of ENF2008-00949 by permitting an as-built Jacuzzi and associated retaining walls.)

Project was reduced to abate enforcement activity.

Final Approval 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

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