



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, April 12, 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) <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 folded plans 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.
- Appeals: 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, or by e-mail at toughman@SantaBarbaraCA.gov. Please check our website under City Calendar to verify 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 April 12, 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 3:04 p.m. by Chair Zink.

ATTENDANCE:

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

GENERAL BUSINESS:

A. Public Comment - None

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of March 29, 2010, as amended.

Action: Mosel/Bernstein, 4/0/2. Motion carried. (Zink and Carroll abstained. Mahan absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of April 5, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Erin Carroll.

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

Approval of the April 12, 2010 Consent Calendar was postponed until 4:25 p.m. to allow public comment for Item #3, 960 W. Mountain Drive which was heard at today's Consent Calendar.

Motion: Ratify the Consent Calendar of April 12, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery. Item 3 was heard on Consent Calendar.

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

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 #3, 960 W. Mountain Drive was heard at today's Consent Calendar.
- b) Item # 6, 129 Calle Bello has been postponed two weeks at the applicant's request.
- c) Mr. Mahan will arrive late.

2. Mr. Mosel announced that he will step down from Item #4, 1750 Sycamore Road.

E. Subcommittee Reports – None

MISCELLANEOUS ACTION ITEM

(3:10) Neighborhood Preservation Ordinance/Single Family Residential Design Guidelines Update (NPO Update) Two Year Review. Final review of proposed updates to the Single Family Design Board Guidelines and Single Family Residential Design Guidelines. The majority of the proposed changes have been previously reviewed by the SFDB, this is a final review of the formatted revisions. SDFB Guideline changes are focused on noticing, design review triggers, staff administrative approvals, parking, subdivision projects, green building standards for large residences, and project time extensions and expirations. Design guideline changes are focused on landscaping, parking, covered outdoor areas, Floor to Lot Area Ratio implementation, glass railings, basements, lighting, and fences.

(The Board is requested to forward recommendations to the City Council.)

Actual time: 3:09

Heather Baker, Project Planner gave the Staff presentation of final revisions to the Board Guidelines and Residential Guidelines Jaime Limón, Senior Planner was available to provide additional clarification and respond to questions.

Public comment was opened:

Written comments from Karen Fryklund and from Paula Westbury were acknowledged.

Public comment was closed.

Motion: Recommend that City Council adopt the revised updates to the Single Family Design Board Guidelines and Single Family Residential Design Guidelines.

Action: Mahan/Deisler, 6/1/0. Motion carried. (Mosel opposed due to changes regarding uncovered parking.)

PRELIMINARY REVIEW**1. 1935 E LAS TUNAS RD****A-1 Zone**

(3:25) Assessor's Parcel Number: 019-083-006
 Application Number: MST2009-00563
 Owner: Fuad Sarkis
 Architect: Peter Becker, Architect

(Proposal for as-built stone walls, pedestrian entry gates, driveway gate, new driveway, and landscaping. Approval of this project will abate enforcement case ENF2009-00705.)

Actual time: 3:37

Present: Amy Blakemore, Landscape Architect; Anne Sarkis, Owner.

Jaime Limón, Senior Planner provided staff comments: Because the walls at front property line encroach into the right of way, the applicant was required to obtain permits to legalize the walls. The applicant was instructed by the Board to reduce the walls to under 42 inches. Staff moved forward based on positive comments from the Board concerning the tiered walls. Landscaping is being reviewed due to the installation of trees without approval. "As-built" approval of the trees is being requested.

Public comment was opened at 3:49 p.m. The following individual(s) spoke in favor or opposition:

PRELIMINARY REVIEW**3. 960 W MOUNTAIN DR****A-1 Zone**

(4:15) Assessor's Parcel Number: 021-050-057
 Application Number: MST2009-00149
 Owner: Pike B. Riegert
 Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

Item was heard on today's Consent Calendar.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1750 SYCAMORE CANYON RD****A-1 Zone**

(4:40) Assessor's Parcel Number: 013-163-016
 Application Number: MST2010-00089
 Owner: Otto and Ingrid Schenck, Trustees
 Agent: Suzanne Elledge Planning and Permitting
 Engineer: David Schrier, P.E.
 Owner: Landscape Repair Foundation
 Contractor: Schipper Construction

(This project is for Phases IV and V of the Sycamore Canyon Emergency Landslide Repair Project. Proposal to construct a modular block retaining wall and other repair and drainage structures which cross the City/County boundary. Approximately 105 linear feet of the retaining wall is located within the City, along with 8,600 cubic yards of cut and 6,600 cubic yards of fill grading. Maximum height of the wall is approximately 7 feet. The area of the repair will be revegetated.)

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

Actual time: 4:28

Present: Steve Welton, Agent; David Schrier, Engineer.

Public comment was opened at 4:35 p.m.

A letter in opposition from Paula Westbury was acknowledged.

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

Motion: 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 and continued to the Consent Calendar with the following conditions:

- 1) The project is compatible with the neighborhood; materials are appropriate to the site.
- 2) The V-drainage ditch shall be integral colored concrete to match the tan block wall material.
- 3) Provide a complete landscape plan showing irrigation when returning on Consent Calendar.

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

The ten-day appeal period was announced.

The meeting was recessed from 4:47 until 5:00 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1111 SAN ANDRES ST

R-2 Zone

(5:05)

Assessor's Parcel Number: 039-192-033
 Application Number: MST2009-00411
 Owner: Jaime and Rosa J. Ortega
 Architect: Jerome White
 Contractor: Mann Construction

(Proposal to construct a 733 square foot two-story addition, a new second entrance and driveway from Carrillo Street, a 426 square foot two-car carport, a 352 square foot covered patio on the first floor, and a 147 square foot covered deck on the second floor. The existing 859 square foot one-story single-family residence is located on an 8,875 square foot lot. The proposed total of 2,400 square feet is 71% of the maximum guideline floor to lot area ratio.)

Actual time: 5:00

Present: Jerome White, Architect

Public comment was opened at 5:08. As no one wished to speak, public comment was closed.

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

- 1) Provide additional information about paving and drainage on site.
- 2) Study how the carport relates to the architecture.
- 3) Provide documentation of the single-car garage to be rebuilt.
- 4) Study the south property line elevation and second-floor plate height as they relate to the garage roof.
- 5) Provide a roof plan. Study incorporating hip roofs relating to the existing house.
- 6) The addition shall be compatible with the existing charming bungalow's architectural style.
- 7) Study the exterior staircase to fit in with the project design.
- 8) Provide additional information for the second-floor covered deck.

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

PRELIMINARY REVIEW**6. 129 CALLE BELLO****A-2 Zone**

(5:30) Assessor's Parcel Number: 015-340-005
 Application Number: MST2007-00193
 Owner: Oscar Ball
 Designer: Ubaldo Diaz

(Revised project description: Proposal to permit an as-built deck, as-built walkways going up and down the property, light fixtures along walkway, and construct three new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

Postponed two weeks at the applicant's request.

The Full Board meeting was adjourned at 5:20 p.m.

CONSENT CALENDAR (11:00)**CONTINUED ITEM****A. 306 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-003
 Application Number: MST2009-00414
 Owner: Antar Dayal
 Architect: Hector Magnus

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Office Resolution No. 092-09.)

Public comment: Hazel Anderson, concerned about privacy and lighting.

Final Approval with conditions: Add an 8 foot high metal fence an additional 40 feet to the north along the west property line, matching the proposed fencing material.

REVIEW AFTER FINAL**B. 3515 MADRONA DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-313-006
 Application Number: MST2009-00117
 Owner: Jones Family Living Trust
 Owner: Patricia Olson
 Agent: Kenneth Kruger

(Proposal to construct a new modular 2,395 square foot one-story single family residence and attached 494 square foot attached two-car garage on a vacant lot where a residence was recently demolished. The total proposed 2,889 square feet on the 9,100 square foot lot is 83% of the maximum floor to area ratio.)

(Review After Final to add a 346 square foot deck at the rear of the house.)

Review After Final approved as submitted.

FINAL REVIEW**C. 3240 BRAEMAR DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-048
 Application Number: MST2010-00061
 Owner: Richard Chung
 Architect: On Design Architects

(Proposal for 400 cubic yards of fill and 200 cubic yards of cut grading to construct a new tennis court. The proposal includes 10 foot tall tennis court fencing, pathway, landscaping, and storm water drainage system and retention basin. Existing development on the 1.5 acre lot in the Hillside Design District includes an existing two-story single family residence, attached two-car garage, pool and patios.)

Final Approval with the condition that the tennis court color to be dark green to be more compatible with the neighborhood.

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.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 014-10.)

Postponed one week due to the applicant's absence.

CONTINUED ITEM**E. 929 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-010
 Application Number: MST2010-00029
 Owner: Kathleen Z. Molloy Trustee

(Proposal for a 53 square foot addition to the second story and 279 square feet of expansion of the existing 301 square foot decks on the first and second stories at the rear of the house. The existing 2,276 square foot two-story single-family residence and detached 240 square foot one-car garage is located on a 7,875 square foot lot in the Hillside Design District. The proposed total of 2,329 square feet is 82% of the maximum floor to lot area ratio.)

(Second review. Action may be taken if sufficient information is provided. Decks have been reduced to be 212 square feet on the first floor and 218 square feet on the second floor.)

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 conditions: 1) Columns shall be wrapped with redwood to within 6 inches of the concrete foundation; 2) Decks are to be sealed natural redwood.

NEW ITEM**F. 3308 CALLE FRESNO****E-1/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-071-007
 Application Number: MST2010-00101
 Owner: Closson Living Trust
 Architect: Dwight Gregory, AIA

(Proposal for a 131 square foot roof deck to be located on a 504 square foot one-story addition. The project includes demolition of 330 square feet at the area of the addition. The existing 2,334 square foot one-story single-family residence, attached 337 square foot two-car garage, and 218 square foot detached accessory building are located on a 19,948 square foot lot.)

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

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 with conditions: 1) Return with details for decorative railing; 2) Details and colors to match existing; 3) Steel stairway and wrought iron will be gray to match trim of house; 4) Show landscaping in the area of construction.

PRELIMINARY REVIEW

Item was heard on Consent Calendar instead of Full Board

G. 960 W MOUNTAIN DR**A-1 Zone**

(4:15) Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Second review.)

Final Approval with the condition that the stucco color is similar to "Luma Luma" CL2606A.

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