



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 22, 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
 BRIAN MILLER
 DENISE WOOLERY
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST (See ABR 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. , Present
- 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 (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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 Thursday, November 18, 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/sfdb.
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 3:00 p.m. by Chair Zink.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Miller, Woolery, Zimmerman, and Zink.

Members absent: None

Staff present: Bedard, Limon (left at 4:40) Shafer

GENERAL BUSINESS:

- A. Public Comment: No public comment.
- B. Approval of the minutes of the Single Family Design Board meeting of **November 8, 2010**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 8, 2010**, as submitted.
Action: Deisler/Bernstein, 7/0/0. Motion carried.
- C. Consent Calendar.

Motion: Ratify the Consent Calendar of **November 15, 2010**. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Erin Carroll.
Action: Deisler/Miller, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **November 22, 2010**. The Consent Calendar was reviewed by Glen Deisler and Paul Zink, with landscaping 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.
 1. Ms. Bedard announced that the appeal of the Preliminary Approval for 1308 San Rafael has been withdrawn by the appellant.
- E. Subcommittee Reports: No subcommittee reports.

DISCUSSION ITEM**SINGLE FAMILY DESIGN BOARD GUIDELINES****(3:10)** Staff: Jaime Limón, Senior Planner

(Review of updated guideline document to reflect proposed ordinance amendments and additional information.)

3:07 p.m.

Mr. Limon made the staff presentation regarding proposed minor changes to the SFDB Design Guidelines. Mr. Limon responded to questions from the Board.

After some discussion the Board had the following comments:

1. Suggested clarification regarding administrative approval of deck additions.
2. Suggested adding “at breast height” to paragraph regarding canopy tree diameter.

SFDB-CONCEPT REVIEW (CONT.)**1. 1233 MISSION RIDGE RD****E-1 Zone**

(3:25) Assessor’s Parcel Number: 019-231-007
 Application Number: MST2010-00186
 Owner: Sanborn 1998 Trust
 Architect: Lloyd Mear
 Architect: Mark Shields

(This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. Staff Hearing Officer approval of a Performance Standard Permit is requested to allow an additional dwelling unit per SBMC 28.93.030.E. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio.)

(Third concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a Performance Standard Permit.)

Actual time: 3:31

Present: Marc Shields, Architect; Tom and Barbara Sanborn, Owners.

Public comment opened at 3:48 p.m.

Marc Chytilo, opposed: requested story poles; had issues with mass, bulk, and scale.

Judy Denenholz, opposed: requested applicants follow the good neighbor workshop process; requested story poles.

Keith Rivera, representing neighbors to immediate south: addressed privacy impacts, requested story poles demonstrating window toward neighbors open space.

Beverly Johnson Trial, opposed: requested a new survey.

Beverly Johnson Trial for Allan Trial: opposed: addressed floor area ratio concerns.

Sara Lytle, in favor of the project; nice addition to the Riviera neighborhood.

Larame Greene, in support of the project; massing is appropriate.

A letter of concern from Paula Westbury was acknowledged.

Public comment was closed at 4:02 p.m.

Motion: Continued indefinitely Staff Hearing Officer with the following comments:

- 1) The Board has given the applicant the option to either return to the Full Board after Story poles are installed, or proceed to the Staff Hearing Officer and then return to the Full Board. The Board requests story poles to be installed prior to returning to the full board.
- 2) The Board compliments and appreciates the applicant's reduction in square footage and the quality of architecture.
- 3) The quality and style of architecture are well integrated with lot; the alcove/portal entry to the garage is well executed.

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

SFDB-CONCEPT REVIEW (CONT.)

2. 1724 SUNSET AVE

R-3 Zone

(4:00) Assessor's Parcel Number: 043-192-016
 Application Number: MST2010-00329
 Owner: Alelia A. Parenteau
 Architect: Dan Weber

(Conceptual review for a proposal to convert a portion of the existing attic area to a new 360 square foot, second-story master suite addition and a new 108 square foot second-story deck to an existing one-story, 944 square foot single family residence with a detached 450 square foot garage on a 5,000 square foot lot. The proposed 1,754 square foot residence is 72% of the maximum floor to lot area ratio.)

(Second concept review.)

Actual time: 4:36

Present: Dan Weber, Architect; Alelia Parenteau, Owner.

Public comment opened at 4:42 p.m.

A letter in support from neighbor James Shumaker was acknowledged.

A letter of concern from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary Approval 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 indefinitely to the Consent with the following comments:

- 1) Provide a color board.
- 2) Provide details about the chimney and fireplace.

- 3) The mass, bulk, and scale are acceptable; quality of architectural and materials matching existing are acceptable; the shade trees will not significantly impact the adjacent property.

Action: Zimmerman/Miller, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PRELIMINARY REVIEW

3. 4119 SAN MARTIN WAY

R-2/SD-2 Zone

(4:30) Assessor's Parcel Number: 059-212-037
 Application Number: MST2010-00272
 Owner: Blanche Hlinka Trust
 Applicant: Dana and Renee Longo
 Contractor: Skyline Construction
 Architect: Toby Long Design

(Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing officer approval on 11/3/10 (Resolution No. 056-10) to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.)

(Project requires compliance with Staff Hearing Officer Resolution No. 056-10.)

Actual time: 4:48

Present: Dana Longo, Applicant/Designer; Renee Longo, Applicant.

Public comment opened at 4:57 p.m.

Ron Hlinka, property owner: neighbors will be happy that a house will be built on the vacant lot.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 4:59 p.m.

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

- 1) Study the proportions to better relate to lower story.
- 2) Consider ways to reduce size and prominence of corner windows.
- 3) Study the top of garage and its relationship to the soffit underside.
- 4) Provide window detail and/or alternative design to recess the windows and minimize impacts; keep in mind quality architecture is the goal.
- 5) The earth-tone and muted colors are appreciated.
- 6) Provide a color and material board; include siding and window frame colors.
- 7) Simplify the plantings along the side walk at the southwest property line; the vegetable and rose garden triangles need to relate to the architecture; city arborist is to approve all street trees; add landscaping at the northeast corner.

Action: Bernstein/Zimmerman, 6/1/0. Motion carried. (Deisler opposed)

FINAL REVIEW**4. 1220 SHORELINE DR****E-3/SD-3 Zone**

(5:00) Assessor's Parcel Number: 045-214-020
Application Number: MST2009-00512
Owner: 1220 Shoreline Drive, LLC
Architect: James Zimmerman

(Proposal for a 447 square foot first-floor addition, a 331 square foot second-story addition, and exterior remodel to an existing 1,443 square foot one-story single-family residence and attached two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot, in the appealable jurisdiction of the Coastal Zone, is 85% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit (Resolution No. 011-10).)

(Preliminary Approval granted on 9/27/10. Final Approval is requested.)

Actual time: 5:30

Present: James Zimmerman, Architect.

Public comment opened at 5:34 p.m.

A letter of concern from Paula Westbury was acknowledged by the Board.

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

Motion: Final Approval as submitted.

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

**** MEETING ADJOURNED AT 5:41 P.M. ****

CONSENT CALENDAR: (11:00)**CONTINUED ITEM****A. 1308 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-041-012
Application Number: MST2010-00286
Owner: Jennifer Purdy
Architect: Ron Sorgman

(Proposal for a 229 square foot second-story addition to an existing 2,330 square foot two-story single-family residence with an attached 460 square foot two-car garage. The project includes a new 410 square foot deck. The proposed total of 3,019 square feet on the 8,700 square foot lot is 90% of the maximum floor to lot area ratio. The parcel is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(In-progress review for revisions to the proposed deck. Preliminary Approval was granted on 10/25/10.)

Final Approval with conditions: 1) Maintain existing citrus trees along rear property.
2) Remove the palm tree at front of proposed deck to other location in front yard.

REVIEW AFTER FINAL**B. 289 EL CIELITO RD A-1 Zone**

Assessor's Parcel Number: 021-083-006
Application Number: MST2009-00515
Owner: JJC, L P
Architect: Jeff Shelton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 2,458 square foot one-story single-family residence with attached 509 square foot two-car garage, a detached pool cabana, and detached workshop. The proposed total of 3,467 square feet on the 1.77 net acre lot in the Hillside Design District is 64% of the maximum floor to lot area ratio guideline.)

(Review After Final for a new five-foot tall, 315 linear foot, black chain-link fence to comply with the Building Code Requirements for pool fencing. Landscaping is proposed on the fence along the street frontage.)

Approved as submitted of the Review After Final.

REFERRED BY FULL BOARD**C. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-035
Application Number: MST2009-00506
Owner: Arthur and Ninfa Chard
Designer: Steve Wilson

(Proposal for a revised, smaller project 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 floor to lot area ratio guideline.)

(Preliminary Approval granted 2/1/10. Final Approval is requested.)

Continued one week to Consent Calendar with comments: 1) Study the east elevation for reduction of glazing; remove transom windows. 2) Provide additional landscape screening to the neighbors. 3) Provide final hardscape details.

NEW ITEM**D. 1531 W VALERIO STREET****A-2/R-1 Zone**

Assessor's Parcel Number: 041-071-041
Application Number: MST2010-00359
Owner: Jeffrey Menelli
Architect: Tom Ochsner

(Request for a new approval for a previously approved and subsequently expired project under MST2003-00338. The proposal involves a new 3,367 square foot, two-story, single-family residence, including a 1,229 square foot basement, an attached 1,022 square foot garage/workshop and a detached 451 square foot two-car garage. The proposed 3,818 square foot project on a 1.7 acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio guideline. The project requires compliance with the Planning Commission Resolution No. 007-07.)

(Action may be taken if sufficient information is provided. The project requires compliance with the Planning Commission Resolution No. 007-07.)

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 comments: 1) Project provides quality design. 2) The size, bulk and scale are appropriate. 3) Provide a final landscape plan approved by Anne Marx for compliance with High Fire Area requirements.

NEW ITEM**E. 1234 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-021-028
Application Number: MST2010-00356
Owner: Dwight Morrison Properties, LLC
Architect: Tai Yeh

(Proposal to construct a 256 square foot one-story addition to an existing one-story 3,134 square foot single-family residence, including an attached 539 square foot two-car garage, on a 3.81 acre lot in the Hillside Design District. The proposed total of 3,390 square feet is 52% of the maximum floor to lot area ratio guideline.)

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

Preliminary Approval 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 one week to Consent Calendar with the following comments: 1) Project provides quality architecture and materials. 2) Materials are to match existing. 3) Provide compliance with Tier 2 Storm Water Management Program requirements. 4) Update the color board and details to indicate S-tile as previously approved under a separate case (MST2010-00300).

NEW ITEM**F. 31 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-094-005
Application Number: MST2010-00360
Owner: Noel A. Black Trust
Architect: Harrison Design Associates

(Proposal for a 35 square foot, one-story addition to enclose an existing covered porch area, and a 150 square foot, second-floor deck addition on an existing, two-story, 3,590 square foot single-family residence on a 7,405 square foot parcel located in the Hillside Design District. The proposed total of 3,625 square feet is 133% of the maximum floor to lot area ratio. A one time addition of less than 100 net square feet is allowed, without a FAR modification, per SBMC 28.87.030, for non-conforming buildings.)

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

Preliminary Approval 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 **Glen Deisler**, with Item F reviewed by **Paul Zink**. Landscaping was reviewed by **Denise Woolery**.