



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 9, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
 DENISE WOOLERY, VICE- CHAIR – PRESENT @ 3:11 P.M.
 BERNI BERNSTEIN - PRESENT
 ERIN CARROLL - PRESENT
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – PRESENT FROM 3:37-3:55 P.M.
 HEATHER BAKER, Associate Planner – PRESENT UNTIL 3:32 P.M.
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

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 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design 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. That on Thursday, May 5, 2011, at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/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 3:02 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Miller, Woolery (present @ 3:11 p.m.), Zimmerman, and Zink.
Members absent: None.
Staff present: Bedard, Limón; Baker, and Goo.

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

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **April 25, 2011.**

Motion 1: Approval of the minutes of the Single Family Design Board meeting of **April 25, 2011**, as submitted.
Action: Zink/Bernstein, 5/0/1. Motion carried. (Deisler abstained from Item 6, Woolery absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **May 2, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery**.

Action: Zimmerman/Carroll, 6/0/0. Motion carried. (Woolery absent).

Motion: Ratify the Consent Calendar for **May 9, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery**, with the exception of Item D reviewed by **Denise Woolery** and **Paul Zink**.

Action: Zink/Miller, 6/0/0. Motion carried. (Woolery absent).

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

1. Ms. Bedard announced that the Project Design Approval for 1233 Mission Ridge Road, which was approved at the April 25, 2011 SFDB meeting, was appealed to City Council; a single tentative review date is pending for both the appeal of the SFDB approval and the appeal of the Planning Commission approval.
2. Ms. Baker announced forthcoming Board training for this fiscal year (Robert Rules of Order/Parliamentary Procedure) and next fiscal year (tour to view exterior of recently completed homes reviewed by the SFDB and a training regarding sustainable building point system programs). She also announced two planning awards received by Community Development staff in April 2011 from the California Central Coast Chapter of the American Planning Association (APA) for the Solar Energy Systems Awards Program and the Neighborhood Preservation Ordinance Update Project, which the SFDB implements.

E. Subcommittee Reports: None.

PROJECT DESIGN REVIEW

1. 1311 SAN MIGUEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-143-004

Application Number: MST2011-00134

Owner: Wayne Cassriel

Architect: Workshop Architecture Group, Inc.

(Proposal to construct a 244 square foot first-floor addition and a new 142 square foot second-story roof deck with two 54 square foot planter areas above the proposed addition to an existing two-story, 1,771 square foot single-family residence with an attached 378 square foot two-car garage. The proposed total of 2,333 square feet, on a 6,814 square foot lot located in the non-appealable Jurisdiction of the Coastal Zone, is 81% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested. The project was last reviewed on April 25, 2011.)

(3:20)

Present: Mark Weinke, Architect; and Betsy Cassriel, Owner.

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

Motion: Project Design Approval and Final Approval with the findings made for adequate screening and neighborhood compatibility, and 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 conditions that the applicant is to provide an irrigation system for the planters, and a color board.

Action: Carroll/Zink, 6/1/0. Motion carried. (Bernstein opposed).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 1304 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-251-001

Application Number: MST2008-00385

Owner: Joe Weber & Jillian Reed

Architect: Dawn Sherry

(Proposal for a 169 square foot first-floor addition, 248 square feet of second-floor additions, and a façade remodel including the replacement of the existing pitched roof with a flat roof on an existing 2,790 square foot two-story single-family residence with an attached two-car garage. The proposal includes a 652 square foot roof deck above the first floor with exterior stairs, a 42 square foot second-story deck, a rear patio, and swimming pool. The project received Staff Hearing Officer approval of a modification for alterations in the required interior setback. The proposed total of 3,207 square feet, on a 10,605 square foot lot in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested. Project requires compliance with the Staff Hearing Officer Resolution No. 071-09. The project was last reviewed on April 25, 2011.)

(3:33)

Present: Dawn Sherry, Architect.

Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.

Staff confirmed the project's need to confirm Tier 2 Storm Water Management requirements prior to final approval of the project.

Motion: **Project Design Approval with the findings made for quality of materials; acceptable mass, bulk and scale; and neighborhood compatibility, and 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 Full Board with the conditions:**

- 1) Provide a color board and lighting details, etc.
- 2) Provide a landscape plan.
- 3) Provide compliance with the Tier 2 Storm Water Management Program (SWMP) requirements.

Action: Woolery/Zink, 6/1/0. Motion carried. (Bernstein opposed).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

3. 1117 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-022
 Application Number: MST2011-00142
 Owner: Barbara Fasken Trust
 Architect: Leonard Grant

(Proposal to replace a 3,520 square foot two-story single-family residence and garage destroyed in the Tea Fire. Project proposes construction consisting of a new 4,159 square foot two-story single-family residence and an attached 617 square foot two-car garage. Site improvements include a driveway, auto courts, fountain, and approximately 1,225 cubic yards of total site grading. The proposed total of 4,776 square feet on the 46,303 square foot lot, in the Hillside Design District, is 95% of the maximum guideline floor-to-lot area ratio.)

(Project Design Approval is requested. Project was last reviewed on April 25, 2011.)

(3:55)

Present: Leonard Grant, Architect; Eddie Herrera, Designer; and Brad Vernon, General Contractor (Representative for Owner).

Public comment opened at 4:15 p.m.

The following public comment spoke either in support or in opposition of the proposed project:

- 1) Don Vogt, support; commented regarding the proposed façade, roof line, and entry; which no longer pose concerns to him.
- 2) Everett Woody (representing neighbor Penny True at 1121 Las Alturas Rd), opposition; with concerns regarding the easement, building location, and the proposed cut and fill on-site.
- 3) Gil Garcia, opposition; with concerns regarding the proposed easement on the sewer line with regard to the oak trees on-site, and proposed on-site grading.

Public comment closed at 4:23 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Resolve the easement issues with the adjacent neighbor.
- 2) Reduce the square footage at the west elevation (increasing the space between the proposed house and the adjacent neighbor); provide revised FAR calculations for square footage.
- 3) Provide additional driveway details including the materials, grading, width, dimensions.
- 4) Provide an arborist report regarding the existing on-site oak trees and canopy details, specifically in relation to the proposed grading and relocation of the sewer easement.
- 5) Provide engineering calculations on the grading quantities; and separate excavation calculations.
- 6) Provide Tier 3 Storm Water Management Program (SWMP) requirements.
- 7) Study and provide alternatives to the proposed sewer relocation.
- 8) Provide a conceptual landscape plan.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 1417 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-006

Application Number: MST2011-00096

Owner: Maria Cruz Rodriguez Cordoba, Living Trust

Designer: Cesar Cruz

(Proposal to construct a 496 square foot second-story addition and a 147 square foot first-floor addition to an existing one-story 1,079 square foot single-family residence. The proposal includes a new four feet tall fence, the demolition of an existing one-car carport, and construction of a new 360 square foot two-car carport to be located at the rear of the property. The proposed total of 2,045 square feet, on a 4,000 square foot lot, is 93% of the floor-to-lot area ratio guideline, for a single-family residence located on a C-P zoned parcel.)

(Second concept review. Comments only; project requires Environmental Assessment. Project was last reviewed on April 11, 2011.)

(4:54)

Present: Cesar Cruz, Designer.

Public comment opened at 5:00 p.m. As no one wished to speak, public comment was closed.

Staff clarified that any suggested alterations to the proposed carport would necessitate Transportations Division staff to review the revised changes for vehicular maneuverability.

Motion: Continued indefinitely to Consent with comments:

- 1) The Board found the design acceptable in mass, bulk and scale, and neighborhood compatibility.
- 2) Reduce the height of the fence to not exceed 42-inches in height.
- 3) Provide plantings to soften the appearance of the front chain link fence.
- 4) Provide a color board.
- 5) Provide details of the driveway material and study adding a permeable option such as a ribbon driveway.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1422 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-022
Application Number: MST2011-00165
Owner: Wayne R. Greene
Architect: Jack Shaffer

(Proposal for 646 square feet of residential additions, consisting of 304 square feet on the second floor and 342 square feet on the third floor, of an existing 3,055 square foot three-story, single-family residence. No changes are proposed to the existing 1,092 square foot basement. The site includes an existing detached 1,179 square foot garage/accessory building, involving a two-car garage, an accessory building, and a covered patio area. The proposal includes 1,368 square feet of existing patios and decks, a 500 square foot deck addition proposed at grade and involving 46 cubic yards of fill, a new 743 square foot veranda and stairs, a new 363 square foot deck on the third floor. The proposed total of 4,880 square feet, on an 18,664 square foot lot, is 110% of the guideline floor-to-lot area ratio.)

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

(5:07)

Present: Jack Shaffer, Architect; Rosaleen Wynne and Wayne R. Greene, Owners.

Staff provided the Board with an FAR analysis prepared by the Applicant as the proposed project is 110% of the guideline FAR. The FAR is a guideline as the lot size exceeds 15,000 square feet in size.

Mr. Greene stated that some of the neighbors of the ten-closest homes in the neighborhood seemed in favor of the project.

Public comment opened at 5:20 p.m.

Joe Cantrell spoke with concerns regarding the veranda and the FAR.

Public comment closed at 5:24 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the general style of the proposed architecture.
- 2) Study the mass, bulk and scale of the dormer/clerestory on the third-level.
- 3) Reduce the size of the third-level deck.
- 4) Study simplifying the cantilever in the rear elevation.
- 5) Provide details on the rear patio materials and any additional landscape plans.

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

**** MEETING ADJOURNED AT 5:48 P.M. ****

CONSENT CALENDAR:**REFERRED BY FULL BOARD****A. 401 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-100-017
Application Number: MST2011-00033
Owner: Marie Ferris, Trustee
Designer: Jason Grant
Landscape Architect: Charles McClure

(Proposal to construct a 630 square foot one-story addition and an interior and façade remodel to an existing one-story 1,749 square foot single-family residence with an attached 413 square foot two-car garage. The proposal includes a new driveway entry gate with a six-foot entry column, and an "as-built" 107 square foot storage shed. The total on-site development will result in 2,899 square feet on a 23,885 square foot lot in the Hillside Design District.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**B. 1224 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-016
Application Number: MST2011-00153
Owner: Michael Silverander
Applicant: Windward Engineering

(Proposal for a 297 square foot one-story addition and roof alterations on an existing 1,534 square foot one-story single-family residence and an attached 460 square foot two-car garage, located on a 8,360 square foot lot in the Hillside Design District. The proposal includes a new trellis over an existing deck and the removal of one existing tree.)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**C. 260 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-012
Application Number: MST2011-00140
Owner: Rose Tarlow, Revocable Trust
Architect: Ken Mineau

(Proposal for 341 square feet of one-story additions, interior remodel, and increasing the living room roof height by approximately 11 feet on an existing 6,632 square foot two-story single-family residence, including 1,697 square feet of basement area. The 3.5 acre site is also developed with an existing 2,878 square foot additional dwelling unit with an attached 761 square foot four-car garage. Total on-site development will consist of 10,612 square feet and is 166% of the floor-to-lot area ratio guideline (129% for the primary residence and 68% for the secondary residence). The project requires compliance with Planning Commission Resolution No. 008-06.)

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

Project Design 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 Consent with the condition to indicate the maximum 30-foot building height as measured from both existing and natural grade on the elevations.

FINAL REVIEW**D. 1538 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-390-005
Application Number: MST2011-00120
Owner: Robert and Deborah Wright, Revocable Trust
Architect: James Zimmerman

(Proposal to construct a 125 square foot breakfast room addition and replace an existing wood deck with a 326 square foot concrete patio to an existing 2,820 square foot two-story residence with an attached 488 square foot garage. The proposed total of 3,433 square feet is 73% of the maximum guideline FAR.)

(Final Approval is requested.)

Final Approved as submitted.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery**, with the exception of Item D, which was reviewed by **Denise Woolery** and **Paul Zink**.