



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

TUESDAY, July 5, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
 DENISE WOOLERY, VICE- CHAIR - PRESENT
 BERNI BERNSTEIN - PRESENT
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 FRED SWEENEY - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 GLORIA SHAFER, 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 <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u> <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. On Thursday, June 30, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein (arrived @ 4:22), Deisler, Miller, Woolery, and Zimmerman.

Members absent: Sweeney.

Staff present: Bedard and Shafer.

GENERAL BUSINESS:

- A. Public Comment: No public comment.
- B. Approval of the minutes of the Single Family Design Board meeting of **June 20, 2011**.
Motion: Approval of the minutes of the Single Family Design Board meeting of **June 20, 2011**, as submitted.
Action: Woolery/Miller, 4/0/0. Motion carried. (Bernstein/Sweeney absent)
- C. Consent Calendar.
Motion: Ratify the Consent Calendar for **June 27, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Erin Carroll**.
Action: Woolery/Zimmerman, 4/0/0. Motion carried. (Bernstein/Sweeney absent).
Motion: Ratify the Consent Calendar for **July 5, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Denise Woolery**.
Action: Woolery/Miller, 4/0/0. Motion carried. (Bernstein/Sweeney absent).
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
Ms. Bedard announced that the project at 1233 Mission Ridge Road has been appealed to City Council and requested SFDB representation at the scheduled July 19, 2011 hearing. Member Woolery stated she will represent the Board at the hearing; and Member Zimmerman will attend if Ms. Woolery is unable to attend.
- E. Subcommittee Reports: No subcommittee reports.

***** THE BOARD BRIEFLY RECESSED AT 3:12 P.M. AND RECONVENED AT 3:21 P.M. *****

SFDB-CONCEPT REVIEW (CONT.)**1. 860 JIMENO RD AND 1402 GRAND AVE****E-1 Zone**

Assessor's Parcel Number: 029-110-037
 Application Number: MST2008-00402
 Agent: Richele Mailand
 Owner: Joyce and Joe Yob

(This project has been revised to add a 562 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor-to-lot area ratio. Staff Hearing Officer determination of substantial conformance is requested. Proposal for a lot-line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and "as-built" changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot-line adjustment.)

(Comments only; a Staff Hearing Officer hearing is scheduled for July 13, 2011, for a requested time extension for the lot-line adjustment [Resolution No. 046-09]).

(3:21)

Present: Richele Mailand, Agent.

Suzanne Riegler, Associate Planner, clarified for the Board transportation requirements and minor project changes.

Public comment opened at 3:34 p.m.

Patrick Corrigan, addressed concerns regarding the integrity of the 2.5 foot retaining wall separating the site from his neighboring property.

Linda Cahill, opposed: addressed concerns regarding the zoning and history of use of the site; proposed garage proximity to Ms. Cahill's property and potential obstruction of views.

Public comment closed at 3:43 p.m.

Motion 1: Project Design Approval and Final Approval for the portion of the project at 860 Jimeno Road, 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 window changes contingent upon the Staff Hearing Officer time extension approval.

1) Findings for quality materials and neighborhood compatibility were made.

Action: Woolery/Zimmerman, 4/0/0. Motion carried. (Bernstein/Sweeney absent).

Motion 2: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar for the portion of the project at 1402 Grand Avenue with the following comments:

1) The project received positive comments on location and size of proposed garage structure; hammerhead turnaround, fire accessibility, entry gates, and Allan Block wall.

2) Provide landscape screening of the garage from the uphill neighbor, which does not exceed the garage height. Provide landscape details when returning to Consent Calendar.

Action: Woolery/Miller, 4/0/0. Motion carried. (Bernstein/Sweeney absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1020 PLACIDO AVE****R-4 Zone**

Assessor's Parcel Number: 039-262-008
 Application Number: MST2011-00252
 Owner: Housing Authority of the City of Santa Barbara
 Architect: Christine Pierron

(Proposal for alterations to an existing two-story 2,271 square foot single-family residence to be converted to a congregate care facility. The exterior alterations include a new accessible parking space, accessible ramp, stairs, trash enclosure, deck, French doors, and site walls exceeding 3.5 feet in the front yard. The project requires Staff Hearing Officer review of a Performance Standard Permit to allow the use of the congregate care facility and a requested zoning modification to allow an unscreened parking space to be located within the remaining front yard.)

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

(4:04)

Present: Christine Pierron, Architect; Skip Symanski, Executive Director, Housing Authority.

Kelly Brodison, Assistant Planner, clarified that (about mod for alley: listen to tape)

Public comment opened at 4:13 p.m.

Chair Deisler paraphrased written comments provided by Jim Heaton, addressing concerns regarding traffic, parking, screening from neighbors.

Public comment closed at 4:14 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Consent Calendar with comments:

- 1) Provide a covered porch element at the front porch.
- 2) Provide additional architectural and landscape details.

Action: Zimmerman/Woolery, 4/0/0. Motion carried. (Bernstein/Sweeney absent).

SFDB-CONCEPT REVIEW (CONT.)**3. 3750 MERU LN****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-262-011
 Application Number: MST2011-00090
 Owner: Susan J. Quinlan
 Architect: Edwards-Pitman Architects

(Proposal to construct a new 3,227 square foot, two-story, single-family residence and an attached 484 square foot two-car garage. The proposal includes the demolition of the existing single-family residence and attached two-car garage and approximately 50 cubic yards of grading. The proposed total of 3,711 square feet, on a 15,534 square foot lot, is 85% of the maximum guideline floor-to-lot area ratio.)

(Second concept review. Comments only; project requires Environmental Assessment. The project was last reviewed on March 14, 2011.)

(4:22)

Present: Richard Redmond, Architect; Terry Quinlan, Owner.

Ms. Bedard explained that the recommendation of the Creeks Division is to provide a 50-foot setback from the top of bank of the adjacent creek. Planning staff recommendation is to not increase the level of encroachment with the new building footprint. Additional staff recommendations include providing a complete site landscape plan to include a creek bank restoration.

Public comment opened at 4:34 p.m.

Carl Easter: adjacent neighbor, opposed with concerns regarding size, bulk and scale of the proposed design style.

Larry Fausett, opposed; spoke of concerns regarding creek flood control issues.

Ken Kessel, opposed; spoke of concerns regarding size, scale, and lack of neighborhood compatibility.

Carrie Garner, opposed; spoke of concerns regarding large size and scale.

Gloria Easter (adjacent neighbor) opposed; spoke of concerns regarding lack of sensitivity to adjacent neighbors concerning privacy, diminished sunlight, and aggressive size, bulk and scale; requested story poles.

Steve York, opposed; spoke of concerns regarding size, scale, bulk, lack of neighborhood compatibility.

Four e-mails and a petition signed with 43 signatures expressing concerns were acknowledged.

Public comment closed at 4:48 p.m.

Ms. Bedard clarified the Ordinance requirements regarding the maximum 8 foot height hedge, fence, and screening requirements along the interior property lines.

Motion: Continued indefinitely to Full Board with comments:

- 1) Reduce the overall, size, bulk, mass and scale; consider reducing the plate heights.
- 2) Study simplifying the overall style and design.
- 3) Study the location of the second-story element and find ways to enhance privacy for the adjacent neighbors.
- 4) Study providing some additional relief from the adjacent creek; one Board member suggested a minimum 35 foot setback.
- 5) Provide a complete site landscape plan, showing efforts to provide creek restoration.
- 6) Study the proposed site walls in the front yard for location, heights, and neighborhood compatibility.

Action: Miller/Woolery, 5/0/0. Motion carried. (Sweeney absent).

**** MEETING ADJOURNED AT 5:14 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 2102 EDGEWATER WAY E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-009
Application Number: MST2010-00136
Owner: Jason and Robyn O'Hearn Family Trust
Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck to an existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage on a 9,375 square foot lot in the Coastal Zone. The project will address violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor-to-lot area ratio. The project received Planning Commission approval for a Coastal Development Permit on 11/18/2010 (Resolution No. 016-10).)

(Review After Final to add a new 6.075 kilowatt roof mounted solar photo-voltaic system with 27 panels.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**B. 656 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-282-005
Application Number: MST2009-00166
Owner: James and Penny Kay Jr.
Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline floor-to-lot area ratio.)

(Review After Final for proposed additional site landscaping.)

Approved as submitted of Review After Final.

FINAL REVIEW**C. 1425 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 029-060-012
Application Number: MST2011-00106
Owner: William Hromadka
Architect: On Design Architects

(Proposal for a 180 square foot ground floor addition to an existing two-story, 3,771 square foot single-family residence, and demolish the existing 381 square foot deck, demolish the "as-built" 492 square foot deck addition, and construct a new 966 square foot deck with exterior stairs. The proposed total of 3,951 square feet, on a 21,780 square foot lot in the Hillside Design District, is 84% of the maximum guideline floor-to-lot area ratio.)

(Project Design Approval was granted March 21, 2011. Final Approval is requested.)

Final Approval as noted on sheet A-1.1 to: 1) Change "impervious" to "pervious"; 2) To carry forward Comment #3 from the March 21, 2011 minutes, as follows: "It was recommended that the

deck railing at the upper south elevation deck be changed to match the cable railing at the lower deck.”

PROJECT DESIGN REVIEW

D. 221 OLIVER RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-329-001
Application Number: MST2011-00035
Owner: McDermott Family Trust
Architect: Dan Weber

(Conceptual review for a proposed 486 square foot second-story addition to an existing 1,803 square foot, one-story, single-family residence. The proposal includes a new 130 square foot second-story deck. The proposed total of 2,289 square feet, on a 6,250 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone, is 83% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for requested zoning modifications for additions in the required front setback, an open space modification, and to permit an as-built wall that exceeds 3.5 feet in height on a corner lot.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 019-11.)

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 one week to Consent with comments:

- 1) Provide final details.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

NEW ITEM

E. 242 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-320-025
Application Number: MST2011-00264
Owner: Louis Joseph Dene
Architect: Chris Cottrell

(Proposal to construct a 176 square foot one-story addition to an existing one-story 3,264 square foot single-family residence. The existing attached 416 square foot two-car carport and 30 square foot accessory storage are to remain. The proposed addition will in-fill an existing patio area and includes window and door alterations on the south elevation. The proposed total of 3,886 square feet on a 34,289 square foot lot is 80% of the guideline floor-to-lot area ratio.)

(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 the Consent with comments:

- 1) Provide an electrical plan and exterior light fixtures.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

NEW ITEM**F. 1512 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-262-005
Application Number: MST2011-00272
Owner: Mobrem and Nahid Mehran
Applicant: Eric Swenumson

(Proposal to construct a 654 square foot deck addition to the existing 600 square foot deck for an existing two-story single-family residence in the Hillside Design District. The project includes 70 linear feet of retaining wall which varies from one-foot to 7.5 feet in height.)

(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 comments:

- 1) Provide final details and wall details.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

NEW ITEM**G. 628 FOXEN DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-022-004
Application Number: MST2011-00160
Owner: Michael R. Allison
Designer: Joaquin Ornelas

(Proposal to construct a new 419 square foot one-story addition to an existing 1,383 square foot single-family residence with an attached 434 square foot two-car garage. The proposed 2,236 square foot, one-story, single-family residence, located on a 10,750 square foot lot in the Hillside Design District, is 60% of the guideline floor-to-lot area ratio.)

(Comments only; project requires a landscape plan and compliance with Tier 3 Stormwater Management Program.)

Continued indefinitely to Consent with comments:

- 1) The proposed location of the addition is supportable as designed, including the location/distance of the existing top of bank.
- 2) The Board recommends a pervious landing off the proposed French doors of the addition that creates a minimum impact and disturbance to the ground.
- 3) The Board supports staff recommendation for the Bank restoration; Applicant to provide a landscape plan.
- 4) Provide documentation that the A/C unit complies with the required noise ordinance requirements.
- 5) The Board supports the roof design and solution, and finds it compatible with the existing house.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.