



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 31, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNI BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)

CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

Notice:

1. That on Thursday, March 27, 2008 at 3:00 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.

GENERAL BUSINESS:**A. Call to order.**

The meeting was called to order at 3:07 p.m. by Chair Mahan.

B. Roll call.

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink.

Members absent: None.

Staff present: Boughman, Limon, Shafer

C. Public Comment:

There was no public comment.

D. Approval of the minutes of the Single Family Design Board meeting of Monday, March 17, 2008.

Approval of the minutes was tabled to the next regular Full Board meeting.

E. Consent Calendar.

Public comment: Tony Fischer, Attorney representing Katherine Kramer, addressed Consent Calendar Item B, 2135 Ridge Lane. No building permit issued for work. There is currently a temporary restraining order to stop removal of the hedge on the property line. The project should not have been heard on Consent Calendar. If the fence is placed within a couple inches of the property line it will destroy the hedge. Once destroyed, the hedge will no longer provide privacy.

Chair Mahan stated that it is the Board's understanding that most of the hedge will be cut, and replanted with Evergreen Grape and Pittosporum.

Mr. Limon stated that the neighbor has the option to install a fence or plant landscaping according to their preference. Applicant has the right to cut the hedge if it is on his property.

Motion: Ratify the Consent Calendar of March 24, 2008. The Consent Calendar was reviewed by Glen Deisler and Erin Carroll.

Action: Deisler/Carroll, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of March 31, 2008. The Consent Calendar was reviewed by Glen Deisler and Erin Carroll with the exception of the landscaping for Items BA, D, and CE reviewed by Erin Carroll.

Action: Carroll/Zink, 5/1/1. Motion carried. Woolery opposed, Bernstein abstained.

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

The applicant for item 4, 1596 Oramas Road requests a postponement.

G. Subcommittee Reports.

No subcommittee reports.

H. Possible Ordinance Violations.

No reported violations.

SFDB-CONCEPT REVIEW (CONT.)

1. 2921 PASEO DEL REFUGIO E-3 Zone

Assessor's Parcel Number: 053-204-003

Application Number: MST2008-00100

Owner: Joseph Nicolas Andrulaitis

Architect: Joe Andrulaitis

(Proposal for a two-story addition to an existing 1,095 square foot one-story single-family residence on a 9,000 square foot lot. The proposal includes remodeling 341 square feet of the existing residence and the addition consists of 702 square feet on the ground-floor and 506 square feet on the second-floor. Parking will be provided in the existing 236 square foot one-car garage and one uncovered space in a tandem parking configuration. The proposed total of 2,539 square feet is 74% of the maximum FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 3:30)

Present: Joe Andrulaitis, Architect/Owner; Mary Andrulaitis, Owner.

Public comment opened at 3:37 p.m. Michael Chenoweth spoke in favor of the project. A letter in opposition from Paula Westbury was read into the record. Public comment Closed at 3:40 p.m.

Motion: Preliminary Approval as a basis for working drawings 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 Consent Calendar with the following comment: Study using a masonry material on the chimney, stone, brick, or veneer.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1466 LA CIMA RD R-1 Zone

Assessor's Parcel Number: 041-022-031

Application Number: MST2006-00145

Owner: John and Kathy Cook

Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum FAR.)

(SIXTH CONCEPT REVIEW, SECOND REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 3:49)

Present: Don Swann, Architect; Kathy Cook, Owner.

Public comment opened at 3:59 p.m. Scott McCosker, opposed. Addressed location of the original deck; retaining walls. Syndi Souter, opposed. Configuration of original deck; archived plans; survey marker; column in right of way. Public comment closed at 4:06 p.m.

Staff was directed by the Chair to investigate permit records regarding fence relocation relative to the property line.

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 return to Consent Calendar with the following comments:

- 1) If building department determines the retaining walls are to be reconstructed, then the project is to return to the Full Board.
- 2) Add three evergreen canopy trees to the east of the new deck.
- 3) Provide a color board on Consent Calendar.
- 4) Provide a landscape plan for planters to provide screening of the retaining walls.
- 5) Provide details about the deck railing.
- 6) The fence is not included in this motion. Staff is directed to review the fence location in relation to the property line. The fence shall return to Full Board.

7) Minor alterations to the dining room during the working drawing process are to be addressed at Consent Calendar.

8) Include plant sizes and numbers, and irrigation details on the plans.

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

PRELIMINARY REVIEW

3. 731 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-150-031

Application Number: MST2007-00530

Owner: Aaron Gilles

Designer: Don Swann

(Revised proposal no longer needs approval of a zoning modification. Proposal to construct a 1,792 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline FAR.)

(Time: 4:26)

Present: Don Swann, Designer; Aaron Giles Owner.

Public comment opened at 4:33 p.m.

Letters in favor from Anabelle and Michael Glassow, and in opposition from Paula Westbury were acknowledged.

Don LeRoy, Antigua Association, addressed: stop work order; suggested story-poles; proposed trench; concerned about proposed front entrance.

Public comment closed at 4:41 p.m.

Motion: Preliminary Approval as a basis for working drawings 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:

1) Project may receive Final Approval at Consent Calendar pending a letter from City Attorney addressing: 1) neighbor's fencing within easement, 2) location of utility and access easements, 3) damage within the easement.

2) All work not on the property shall be removed from drawings.

3) Any damage to the easement shall be repaired by the applicant.

4) The Condo Association is to be noticed as to constructing parking and staging scheduling due to the unique nature of the site.

Action: Zink/Deisler, 5/1/1. Motion carried. (Mosel abstained. Woolery opposed.)

SFDB-CONCEPT REVIEW (CONT.)**4. 1596 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 029-060-022
Application Number: MST2007-00109
Owner: Sanford Combs
Architect: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and second-floor enclosed porch roof. The proposal has a floor-to-lot-area ratio of 0.20.)

(SECOND CONCEPT REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Postponed at the applicant's request.

*****THE BOARD RECESSED FROM 5:01 UNTIL 5:43 P.M.*****

SFDB-CONCEPT REVIEW (CONT.)**5. 2309 FOOTHILL LN A-1 Zone**

Assessor's Parcel Number: 021-101-009
Application Number: MST2008-00062
Owner: Greg W. Anthony
Architect: Bill Wolf

(Proposal for a 645 square foot second-story addition to an existing 2,784 square foot two-story single-family residence including 678 square foot attached three-car garage. The proposal includes roof pitch and height alterations to one-story portions of the building. The project is located on a 1.6 acre lot in the Hillside Design District. The proposed total of 3,462 square feet is 65% of the maximum guideline FAR.)

(THIRD CONCEPT REVIEW. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 5:43)

Present: Bill Wolf, Architect; Greg Anthony, Owner.

Motion: Preliminary Approval as a basis for working drawings with with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return to Consent Calendar with the following comments:

- 1) The project is compatible for bulk, mass, scale, materials, using wrought iron, and addition matches existing.
- 2) Provide structural and mechanical drawings.
- 3) Consider antique brown/rust color light fixtures and brown wrought iron for railings.

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

***** THE BOARD RECESSED FROM 5:55 P.M.**

DISCUSSION ITEM

6. REVISIONS TO LANDSCAPE DESIGN STANDARDS FOR WATER CONSERVATION

Staff: Allison Jordan, Water Conservation Coordinator

(Time: 6:10)

Present: Allison Jordan, Water Conservation Coordinator

Ms. Jordan provided a presentation utilizing PowerPoint slides.

The Board offered the following individual or collective comments:

- a. Page 3, Item #4, suggested eliminating "spray" and consider using "rotating nozzle on pop-up bodies."
- b. Suggested regulating plants not water use. Gear revisions toward type of irrigation.
- c. How can the public provide comments? Ms. Jordon responded that suggestions can e-mailed ajordan@santabarbaraca.gov or call 564-5460.

The Board thanked Ms. Jordan for her presentation. No further action was required.

*****THE BOARD RECESSED FROM 6:35 UNTIL 6:45 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 1565 LAS CANOAS RD A-1 Zone

Assessor's Parcel Number: 021-110-032

Application Number: MST2008-00056

Owner: Steven F. Coombs

Architect: Robert Trimble

Applicant: Steve Coombs

(Proposal to construct 1,220 square feet of basement and first- and second-story additions to an existing one-story 1,809 square foot single-family residence including garage. The proposal includes demolition of the existing 448 square foot attached garage and the construction of a new 748 square foot attached garage at the basement level. Also included is a 72 square foot loggia, 397 square feet of additions to open and covered exterior decks, and grading consisting of 390 cubic yards of cut within the main building footprint and 217 cubic yards of cut and fill outside the footprint. The project is located on a 38,000 square foot lot in the Hillside Design District. The calculated total square footage of 3,588 includes a 50% reduction for area partially below grade, resulting in a project that is 73% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(Time: 6:42)

Present: Robert Trimble, Designer; Steve Coombs, Owner.

Public comment opened at 6:55 p.m. A letter in opposition from Paula Westbury was acknowledged.
Public comment closed at 6:56 p.m.

Straw vote: How many Board members are concerned with the proposed height? 3/3/0. (Mahan stepped down.)

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

- 1) Show existing and proposed walls.
- 2) Provide a conceptual landscape plan, showing proposed materials and trees indicate sizes of existing trees.
- 3) Provide color board and materials.
- 4) Remove driveway and potential parking areas in front setback.
- 5) Provide path from motor court to front door.
- 6) Provide information on existing accessory building and any color changes proposed.
- 7) Study massing and detailing of the east elevation. Consider reducing the apparent massing.
- 8) Provide information about existing decks, materials and details.

Action: Deisler/Woolery, 6/0/0. Motion carried. (Mahan stepped down.)

SFDB-CONCEPT REVIEW (CONT.)

8. 492 LA CUMBRE RD E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-057

Application Number: MST2007-00563

Owner: Robert Hart

Architect: David Lavender

Applicant: Guner Tatum

(Proposal for new two-story 2,611 square foot single-family residence including attached 487 square foot two-car garage. The project is located on a 7,501 net square foot vacant lot. The 2,611 square foot proposed total is 85% of the maximum FAR.)

(THIRD CONCEPT REVIEW. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 7:38)

Present: Guner Tatum, Applicant; Robert Hart, Owner.

Public comment opened at 7:52 p.m. A letter in opposition from Paula Westbury was acknowledged.
Public comment closed at 7:53 p.m.

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

- 1) As presented, the tower roof better integrates with the architecture.
- 2) Make the tower roof structure symmetrical so roof comes to a point rather than a ridge.
- 3) Study more windows on tower sides to incorporate more light into the tower in lieu of skylights.
- 4) The plaster grill for the garage is acceptable, but study using a alternate pattern.

- 5) The balcony deck and porch railings are to be of similar material and style.
- 6) Study adding a window or detail so the wall at the west elevation of the second story bedroom is not so blank.
- 7) Provide a low water-use irrigation plan.
- 8) Reduce corbels to give space above garage door header. Consider detailing as used at entry.
- 9) Provide post and beam supports for the front entry balcony.
- 10) Call out detailing for retaining walls at the east and north property lines.
- 11) Provide additional detailing of the arched window at the south elevation.
- 12) Provide colors for stucco, windows, and trim.

Action: Mosel/Bernstein, 5/0/0. Motion carried. (Acting Chair: Deisler. Mahan and Zink absent.)

I. Adjournment.

The Full Board meeting adjourned at 8:28 p.m.

CONSENT CALENDAR (11:00 a.m.)

NEW ITEM

A. 108 LOMA MEDIA RD

E-1 Zone

Assessor's Parcel Number: 019-262-011
Application Number: MST2008-00134
Owner: W. Wright Waring
Architect: M. L. Grant
Contractor: Mark Sauter

(Proposal to replace a failed retaining wall with a new concrete wall 60' in length and 12' in height. The project includes re-landscaping the retaining wall area. Project requires a modification for a wall to exceed 8' in height within the front yard setback. The single-family residence is located on a 28,938 square foot lot in the Hillside Design District.)

(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

Continued indefinitely to the Staff Hearing Officer with the following comments. 1) The over height wall is supportable. 2) Provide dark earthtone to mitigate appearance of wall. 3) Provide landscape plan and planting plan.

FINAL REVIEW**B. 2135 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-004
Application Number: MST2007-00640
Owner: Peter Duda
Architect: Dwight Gregory

(Proposal to construct a 147 square foot first-story addition and a 19 square foot second-story addition, a 237 square foot first-floor deck, modify the entry porch, and interior remodel. The existing 2,473 square foot single-family residence with a detached two-car garage is located on a 16,502 square foot lot in the Hillside Design District. The proposed total 3,134 square feet is 71% of the maximum guideline FAR.)

Continued one week with the following comments: 1) Provide a landscape plan. 2) Show consistency of door and window muntins. 3) Study board and batten on south elevation rear gable. 4) Study divided lights for rear doors. 5) Colors are acceptable. 6) Provide photos of new driveway apron.

FINAL REVIEW**C. 421 DIBBLEE AVE****R-4 Zone**

Assessor's Parcel Number: 037-112-001
Application Number: MST2007-00524
Owner: Timothy G. Milham
Architect: Steve Hausz

(Proposal to demolish a 451 square foot non-conforming detached two-car garage and replace it with a 471 square foot two-car garage with a 319 square foot second-story accessory space. The existing 1,548 square foot two-story single-family residence on the 4,880 square foot lot will remain. The proposed total square footage of 2,338 is 97% of the maximum guideline FAR.)

Final Approval with the condition that applicant to submit light fixture detail for Staff approval.

NEW ITEM**D. 766 JUANITA AVE****E-1 Zone**

Assessor's Parcel Number: 035-073-012
Application Number: MST2008-00141
Owner: Candelaria Estrada
Designer: Eduardo Esparza

(Proposal for "as-built" window replacement and replacement of exterior stucco change to an existing 1,200 square foot house in the Hillside Design District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code. The quality of windows is acceptable for this smaller house and is compatible with the neighborhood.

REVIEW AFTER FINAL

E. 1567 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-051-006

Application Number: MST2007-00305

Owner: Wong-Tai 2000 Trust 9/14/00

Contractor: Village Pools

Landscape Architect: Isabelle Greene and Associates

(Proposal to construct a new pool and spa on a lot with an existing single-family residence located in the Hillside Design District.)

(REQUEST FOR COMMENTS REGARDING ADMINISTRATIVE REVIEW AFTER FINAL APPROVAL GRANTED ON MARCH 12, 2008 TO RELOCATE FENCE TO BE CLOSER TO THE EASTERN PROPERTY LINE.)

Continued indefinitely to Planning Staff with recommendation that applicant plant shade tolerant vine on fence.

Items on Consent Calendar were reviewed by Glen Deisler and Erin Carroll, with the exception of landscaping for Items A, D, and E reviewed by Erin Carroll. Consent Calendar ended at 12:30 p.m.