



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR.
STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Monday, July 16, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:04 P.M.

BOARD MEMBERS:

BERNIE BERNSTEIN, Present
ERIN CARROLL, Present
GLEN DEISLER, Present
WILLIAM MAHAN, Present
GARY MOSEL, Present
DENISE WOOLERY, Present
PAUL ZINK, Present

PLANNING COMMISSION LIAISON: STELLA LARSON

CITY COUNCIL LIAISON: (To be appointed)

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
TONY BOUGHMAN, Planning Technician, Present
HEATHER BAKER, Project Planner, Present
GLORIA SHAFER, Commission Secretary, Present

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (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 required preparation of a mailed notice.
- 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. Additional plan sheets with more detailed information or other project information are allowed if the project proposal is consistent with agendized plans. Plan substitution is not allowed for the first Concept Review for mailed notice items, Preliminary Approval or Final Approval hearings. The Board may refer items to the Consent Calendar for Preliminary and Final Approval.
- Preliminary and Final approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- **Items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's Office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**

- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- **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 If you have any questions or wish to review the plans, please contact Tony Boughman, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website for closure dates.

NOTICE:

1. That on Thursday, July 19, 2007 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.
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.

Jaime Limon, Design Review Supervisor, opened the meeting at 3:04 p.m.

GENERAL BUSINESS:

- A. Election of Officers.

Nomination for Chair: Mahan (First/second by Zink/Bernstein.)
Vote was taken. Mahan elected as Chair. Unanimously approved.

Chair Mahan conducted the rest of the meeting.

Nomination for Vice-Chair: Zink (First/second by Bernstein/Mosel)
Vote was taken. Zink elected as Vice-Chair. Unanimously approved.

Assignment of Consent Calendar representatives:

Chair Mahan requested volunteers to serve on the SFDB Consent Calendar rotation.

Deisler will serve as Consent Calendar Architect for one month.

Erin Carroll will serve as Consent Calendar Landscape Architect for one month.

Chair Mahan requested a report from each Consent Calendar representative at the August 20th meeting.

Mr. Mahan requested that staff provide Consent Calendar representatives with sufficient application materials for review.

- B. Public Comment.

No public comment.

- C. Announcements, requests by applicants for continuances and withdrawals, and future agenda items.

No announcements

- D. Possible Ordinance Violations.

No violations reported.

CONCEPT REVIEW – CONTINUED ITEM**1. 1727 SANTA BARBARA ST**

E-1 Zone

Assessor's Parcel Number: 027-111-017
 Application Number: MST2006-00529
 Owner: Richard A. Suding and Mary Gougeon Trust
 Architect: John Gougeon

(Proposal to construct a new single-family residence on a vacant lot. Proposed is a 3,265 square foot two-story residence and a 466 square foot detached two-car garage on the 10,200 square foot lot. The proposal has a site square footage of 3,731 and a floor-to-lot-area ratio of 0.37.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE 85% THE MAXIMUM SQUARE FOOTAGE OF 3,775.)

(3:13)

Present: Richard Suding, Architect; Philip Suding, Landscape Architect.

Public comment opened at 3:36 p.m. As no one wished to speak, public comment was closed.

- Motion:** **Continued to the August 6, 2007, SFDB Full Board with the following comments:**
- 1) A majority of the Board is in favor of the garage located in front; although several Board members feel the front yard garage is incompatible with the neighborhood.
 - 2) Removal of the Palm tree is acceptable, recycle if possible.
 - 3) The proposed roof is too high, lower to 25 feet maximum height.
 - 4) Restudy the proportions of classical/traditional elements on the house to be more in human scale with the architecture.
 - 5) Incorporate and outline a number of green elements.
 - 6) Provide photographs of the 20 closest homes to allow evaluation that the architecture is compatible with the neighborhood.
 - 7) The Board would like to see landscaping along the easement driveway, where the easement and wall come together, mitigate with landscaping in a creative way.
 - 8) Verify the actual floor area ratios for consistency.
 - 9) Redesign the roof to be a less than 5 foot attic or include that square footage in the floor area calculation.
 - 10) Prior to the next hearing the applicant is to meet with the adjacent neighbor to the south to show plans and proposal.

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

CONCEPT REVIEW - CONTINUED ITEM**2. 1512 PORTESUELLO AVE**

E-1 Zone

Assessor's Parcel Number: 049-262-005
 Application Number: MST2007-00051
 Owner: Mehran and Nahid Mobrem
 Agent: Eric Swenumson

(Proposal for remodeling and additions to an existing 1,993 square foot two-story single-family residence with attached 353 square foot two-car garage on a 23,780 square foot lot in the Hillside Design District. The proposal includes first-floor additions of 311 square feet and a second-floor addition of 855 square feet. Modifications were approved for second-story remodeling in the front and interior setbacks. The proposal has a site square footage of 3,512 and floor-to-lot-area ratio of 0.15.)

(Second Concept Review. First review was at ABR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 034-07)

(4:02)

Present: Eric Swenumson, Designer.

Public comment opened at 4:16 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as 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 indefinitely to the Full Board with the following comments and conditions:

- 1) Prior to the next hearing the neighbor to the northeast will be contacted by applicant and shown plans and made aware of the proposal.
- 2) The driveway and walkway to the front door will be permeable pavement.
- 3) A public notification sign will be installed.
- 4) Windows will be broken up with mullions as shown on the front elevation.
- 5) Provide quality doors, windows, materials, and detailing.

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

(7:08)

Amended

Motion: To amend the previous motion to include Neighborhood Preservation Ordinance findings.

Action: Mosel/Deisler. 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**3. 1030 ARBOLADO RD**

E-1 Zone

(4:20) Assessor's Parcel Number: 019-220-031
 Application Number: MST2006-00644
 Architect: Blackbird Architects
 Owner: Steven Buchanan

(Proposal for 2,755 square feet of additions to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,783 square feet of living space, a 154 square foot addition to the garage, an 819 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading. The proposal has a site square footage of 6, 156 and a floor-to-lot-area ratio of 0.29.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE THE GUIDELINE MAXIMUM SQUARE FOOTAGE OF 4,706.)

(4:22)

Present: Ken Rattkey, Architect; Matt Eastwood, Associate.

Staff Comment: Ms. Baker provided a briefing of the project's compliance with the SFDB Guidelines for the Board's consideration.

Public comment opened at 4:46 p.m.

Marilyn McCarty: concerned with 45 degree slope, potential massive retaining walls, deck noise factor.

Public comment closed at 4:50 p.m.

Straw vote: How many Board members feel notification was adequate? 3/4/0. A majority does not feel notification was adequate.

Motion: Continued to the August 6, 2007 Full Board with the following comments:

- 1) The Board finds the project as presented blends with the neighborhood as it sinks into ground and does not have a lot of visual mass.
- 2) Applicant to install public hearing notification sign prior to the next hearing.
- 3) Applicant is to contact the 20 nearest neighbors in accordance with Good Neighbor Guidelines.

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

CONCEPT REVIEW – CONTINUED ITEM**4. 1538 SHORELINE DR**

E-3/SD-3 Zone

(4:50)

Assessor's Parcel Number: 045-181-025
Application Number: MST2006-00714
Owner: Steven L. and Brooke E. Chilcott
Architect: Tom Jacobs

(Proposal to construct a 2,368 square foot two-story single-family residence and 411 square foot attached garage, and to demolish the existing 702 square foot one-story single-family dwelling. The project is located on a 6,566 net square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal has a site square footage of 2,779 and a floor-to-lot-area ratio of 0.42.)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:16)

Present: Tom Jacobs, Architect.

Staff Comment: Ms. Baker provided a briefing of the SFDB Guidelines for the Board's consideration.

Public comment opened at 5:30 p.m. As no one wished to speak, public comment was closed.

Motion: Continued to the August 6, 2007 SFDB Full Board pending Environmental Assessment with the following comments:

- 1) Provide photos of adjacent home's entrances for compatibility.
- 2) Provide areas for future photovoltaic installation.
- 3) Suggested planting "Sweetshade Hymenosporum" trees.
- 4) The chimney will be lowered to minimum required by building code.
- 5) Provide a roof or trellis over the rear breakfast deck.
- 6) Windows will be either metal clad or high-quality wood.
- 7) Restudy the front walk and gate.
- 8) Provide pictures and other requirements for above 85% as outlined in the Single-Family Design Guidelines.
- 9) Provide a landscape plan as required by the single-family guidelines.
- 10) The City Zoning Ordinance prohibits parking in the front yard. The vehicle turnaround area is not to be used for parking.

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

**** THE BOARD RECESSED FROM 6:03 P.M. UNTIL 6:25 P.M. ****

CONCEPT REVIEW - NEW ITEM – Public Hearing**5. 15 W PUEBLO ST**

E-3 Zone

(5:40)

Assessor's Parcel Number: 025-191-004

Application Number: MST2007-00220

Owner: Michael P. and Kerry C. Harrington

(Proposal to demolish 558 square feet at the rear of an existing 1,528 square foot single-family residence and construct a 1,245 square foot two-story addition. The existing detached one-car garage will remain. The proposal will result in a two-story single-family residence totaling 2,568 square feet including garage on the 9,242 square foot lot for a proposed floor-to-lot-area ratio of 0.28.)

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

(6:25)

Present: Michael Harrington and Kerry Harrington, Owners.

Staff Comment: Mr. Boughman provided a briefing of the project's compliance with the SFDB Guidelines for the Board's consideration.

Public comment opened at 6:33 p.m. As no one wished to speak, public comment was closed.

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 indefinitely to Consent Calendar with the following comments:**

- 1) The project is ready for Final Approval.
- 2) Provide clapboard siding and the flared shingles detail on all four sides.
- 3) Provide new chimney details.
- 4) New windows and materials to match the existing.
- 5) Show light fixtures and cut sheet on the plans. Light fixtures shall provide downward cast lighting.

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

(7:08)

Amended

Motion: **To amend the previous motion to include NPO findings.**

Action: Woolery/Bernstein. 7/0/0. Motion carried.

CONCEPT REVIEW – CONTINUED ITEM**6. 537 MEIGS RD**

E-1 Zone

(6:10)

Assessor's Parcel Number: 035-112-010
 Application Number: MST2007-00102
 Owner: CLDMJA Realty, LLC
 Architect: David Winitzky

(Proposal to construct a 1,954 square foot one-story single-family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single-family residence and attached 497 square foot two-car garage. The proposal has a site square footage of 2,539 and a floor-to-lot-area ratio of 0.06)

(Second Concept Review. First review was at ABR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT)

(6:41)

Present: Michael Shubach, Owner.

Staff Comment: Ms. Baker provided a briefing of the project's compliance with the SFDB Guidelines for the Board's consideration.

Public comment opened at 6:48 p.m. As no one wished to speak, public comment was closed.

Motion: **Preliminary Approval of the project as 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 indefinitely to Consent Calendar with the following comments and conditions:**

- 1) The driveway is to be permeable with turf integrated, as shown on the design.
- 2) The six inch storm drain will be subterranean. Plans are to show penetration under sidewalk and curb pursuant to Public Works approval. Storm drain will not damage existing trees.
- 3) Applicant to show areas for future photovoltaics on roof plan the areas.
- 4) Provide quality materials and details.

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

CONCEPT REVIEW – CONTINUED ITEM**7. 133 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 021-061-024
 Application Number: MST2007-00070
 Owner: James E. Moore
 Architect: Jim Armstrong

(Proposal to construct a two-level 4,004 square foot single-family residence with a detached 499 square foot accessory art studio building, 440 square foot attached carport, two swimming pools, 170 cubic yards of grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposal has a site square footage of 4,503 and a floor-to-lot-area ratio of 0.03)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 036-01.)

(7:08)

Present: Jim Moore, Owner.

Public comment opened at 7:19 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the SFDB Full Board pending Environmental Assessment with the following comments:

- 1) Provide site plans with preliminary grading mitigation.
- 2) Provide a site plan showing drainage solutions.
- 3) Provide a landscape plan which does not include "buckwheat".
- 4) Provide details, light fixtures details, preliminary design of railings, down spouts.
- 5) Applicant to return with details conforming to the PC and ABR description of Early California style.
- 6) Provide a motor court with permeable paving.
- 7) Provide high quality materials and details.

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

CONCEPT REVIEW - NEW ITEM – Public Hearing**8. 1109 GARCIA RD**

A-1 Zone

Assessor's Parcel Number: 029-282-009
 Application Number: MST2006-00765
 Owner: Kevin Roy Cheesman
 Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposal would result in 3,085 square feet of structures on the one acre lot for a proposed floor-to-lot-area ratio of 0.07.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:48)

Present: Keven Cheesman, Owner; Patrick Pouler, Architect.

Staff Comments: Mr. Boughman provided a briefing of the project's compliance with SFDB Guidelines for the Board's consideration.

Public comment opened at 7:57 p.m. As no one wished to speak, public comment was closed.

Motion: **Continued indefinitely to the Full Board pending Environmental Assessment with the following comments:**

- 1) Applicant to return with more composite site plan showing extent of paving, extent of landscape area, proposed landscape, including drip lines of existing oak trees.
- 2) Provide additional details of the elevation, including floor-to-floor dimensions.
- 3) Show the extent of the rock walls; rock veneer is preferred over plaster.
- 4) Consider a ribbon driveway.
- 5) Show potential locations for future photovoltaic installation.

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

***** MEETING ADJOURNED AT 8:08 P.M. *****