



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, July 23, 2007**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

**BOARD MEMBERS:**  
 WILLIAM MAHAN, CHAIR, Present  
 PAUL ZINK, VICE-CHAIR, Present  
 ERIN CARROLL, Present  
 GLEN DEISLER, Present  
 GARY MOSEL, Absent  
 DENISE WOOLERY, Present  
 PAUL ZINK, Present

**CITY COUNCIL LIAISON:**      GRANT HOUSE, Absent  
**PLANNING COMMISSION LIAISON:**      STELLA LARSON, Absent

**STAFF:**  
 JAIME LIMÓN, Design Review Supervisor, Absent  
 MICHELLE BEDARD, Planning Technician, Present  
 GLORIA SHAFER, Commission Secretary, Present

<b>SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST</b> (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <u>Color &amp; 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 Single Family Design Board approval.
- Preliminary and Final Single Family Design Board 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](http://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. 4:30 p.m., Monday through Friday. We are closed every other Friday; please check our website for 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, July 19, 2007 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](http://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. Public Comment:

No public comment.

## B. Approval of the minutes.

Motion: Approval of the minutes of the Single Family Design Board meeting of July 16, 2007, with corrections.

Action: Zink/Woolery, 6/0/0. Motion approved. (Mosel absent.)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Glen Deisler, with the exception of Item B reviewed by Erin Carroll.

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

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

## 1. Mr. Boughman announced the following change to the agenda:

Item #4, 1538 Shoreline Drive, postponed two weeks at the applicant's request.

Motion: To postpone Item #4, 1538 Shoreline Drive two weeks.

Action: Zink/Carroll, 6/0/0. Motion carried. (Mosel absent.)

## 2. Mr. Boughman announced that Gary Mosel will not attend the meeting.

## 3. Vice-Chair Zink announced that he will step down from Items 6 and 7.

## E. Subcommittee Reports.

No subcommittee reports.

## F. Possible Ordinance Violations.

No reported violations.

## G. Other announcements.

Chair Mahan announced that he routinely conducts independent site visits prior to meetings and suggested other members consider making independent site visits. When necessary, organized site visits can be arranged.

Mr. Mahan suggested announcing a 10-day appeal period when items are given Preliminary Approval and continued to Consent Calendar.

Mr. Boughman reminded the Board that NPO findings must be made for each item granted Preliminary Approval.

**SFDB-CONCEPT REVIEW (CONT.)****1. 190 CEDAR LN**

E-1 Zone

Assessor's Parcel Number: 015-010-031  
Application Number: MST2007-00252  
Owner: Jung and Norma Johann Revocable Trust  
Architect: AB Design Studio

(Proposal to construct a 574 square foot one-story addition to an existing 1,216 square foot single-family residence. The proposal plans to reduce the existing detached two-car garage from 810 to 593 square feet. The residence is located on a 9,671 square foot parcel in the Hillside Design District. The proposed project will result in a 0.22 FAR.)

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

(3:17)

Present: Clay Aurell, Architect, and Kelly Kisch, Associate, KB Design Studio.

Public comment opened at 3:22 p.m. As no one wished to speak, public comment was closed.

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

- 1) Applicant to study the roof at the family room area.
- 2) Study the entry in relation to the hardscape and the existing retaining wall at the driveway.
- 3) Show the existing retaining wall on the quarter inch floor plan.
- 4) Provide information about the proposed landscaping.

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

**PRELIMINARY REVIEW****2. 365 EL CIELITO RD**

A-1 Zone

Assessor's Parcel Number: 021-082-005  
Application Number: MST2007-00216  
Owner: Michael G. and Helen M. Chadwick  
Architect: Vadim Hsu

(Proposal for remodeling and a 1,369 square foot two-story addition to an existing 4,370 square foot one-story single-family residence. The addition would attach the existing detached two-story 1,722 square foot three-car garage/accessory space to the residence. The project is located on a 2.26 acre lot in the Hillside Design District. The proposal has a FAR of 0.08.)

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

(3:54)

Present: Vadim Hsu, Architect; Michael G. Chadwick, Owner.

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 4:06 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.**

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

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **3. 129 E LOS OLIVOS ST**

E-1 Zone

**(4:25)** Assessor's Parcel Number: 025-201-004  
 Application Number: MST2007-00086  
 Owner: Robert Armington  
 Applicant: Brian Miller

(Proposal to construct a 226 square foot first-story addition and a 712 square foot second-story addition to an existing 1,259 square foot house with a detached 332 square foot garage. The proposal includes the demolition of the existing garage and construction of a new detached 499 square foot two-car garage with a 324 square foot accessory space above. The proposed house, detached garage, and accessory space will total 3,040 square feet on the 7,488 square foot lot for a FAR of 0.41.)

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

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM SQUARE FOOTAGE OF 2,611.)**

(4:13)

Present: Brian Miller, Designer; Robert Armington, Owner.

Public comment opened at 4:24 p.m.

Tony Fisher: first proposed second-story house on the street sets a precedence; size, bulk, scale is too large; area is described as open space in the General Plan.

Chair Mahan read into the record a letter from E. Arthur Larson Jr.: lot too small for project's size; height is not compatible with neighborhood; keep present setbacks.

Public comment closed at 4:30 p.m.

Straw vote: how many Board members can support the accessory above garage, approximately as proposed? 1/5/0.

Straw vote: how many Board members feel the west elevation is acceptable? 3/3/0.

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

- 1) Study the west elevation to soften.
- 2) Permeable driveway paving is preferred.
- 3) The Board would prefer to see the second story above the garage removed.

Action: Zink/Deisler, 6/0/0. Motion carried. (Mosel absent.)

**PRELIMINARY REVIEW**

**4. 1538 SHORELINE DR**

E-3/SD-3 Zone

**( 5:00)**

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 2,434 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 6,555 net square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone and approval of a Coastal Development Permit is requested. The proposal has a FAR of 0.43.)

**(THE PROPOSAL IS ABOVE 85% OF THE MAXIMUM SQUARE FOOTAGE OF 2,415.)**

Item #4 was postponed two weeks at the applicant's request.

**\*\*\*\*\* THE BOARD RECESSED FROM 5:08 P.M. UNTIL 6:00 P.M. \*\*\*\*\***

**PRELIMINARY REVIEW**

**5. 1533 SAN MIGUEL AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-131-002  
Application Number: MST2007-00020  
Owner: Wesley E. Sizer Family Trust  
Architect: Paul Robert

(Proposal for a new two-story 4,200 square foot single-family residence and 800 square foot basement and 400 square foot attached two-car garage. The existing 1600 square foot residence and garage will be demolished. The proposal includes a new swimming pool and driveway, and 400 cubic yards total of cut and fill grading under the building footprint. Planning Commission approval of a Coastal Development Permit is requested.)

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

(6:00)

Present: Robert Foley, Designer; Harry Fowler, Penfield and Smith; Clare Gottsdanker, Landscape Designer; William and Jennifer Bromet, Owners.

Public comment opened at 6:31 p.m.

Joe Lackerdes: not opposed house and landscaping, concerned with large size and neighborhood incompatibility; mitigate traffic with additional off-street parking.

Public comment closed at 6:35 p.m.

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

- 1) Study the courtyard layout to minimize the overall house size.
- 2) Consider neighborhood compatibility.
- 3) Reduce the apparent large size of the building.
- 4) Study the six foot side yard setback.

Action: Zink/Deisler, 6/0/0. Motion carried. (Mosel absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2430 PINE DR**

E-3/PUD Zone

**( 6:30)**

Assessor's Parcel Number: 049-100-021

Application Number: MST2007-00337

Owner: Bruce Burnworth and Sondra Lee

(Proposal for importation of 3,900 cubic yards of fill to create a sound barrier from Highway 101 at the 1.3 acre site of an existing single-family residence.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(7:18)

Present: Bruce Burnworth, Owner.

Public comment opened at 7:27 p.m.

Diane Blakewill: narrow neighborhood road; concerned about truck deliveries, and street damage.

Public comment closed at 7:30 p.m.

**Motion: Preliminary 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, and continued to the August 13, 2007 Consent Calendar with the following comments and conditions:**

- 1) Condition and rely on Public Works Department to ensure compliance with delivery hours: 8:00 a.m. to 4:00 p.m. M-F, no holidays; and on site construction grading hours: 8:00 a.m. to 5:00 p.m., Monday – Friday, no construction on holidays.
- 2) Provide Dust control measures as outlined in staff's Standard Short-Term Construction-Related Mitigation Measures.
- 3) In the case of street damage, Public Works has the right to correct in accordance with their standard procedures.
- 4) Accurately show on the site plan all affected oak trees, size of trunk, and drip lines.
- 5) Modify the grading for the preservation of trees.
- 6) Revise site and grading plans to include a note regarding new landscape to be installed on the graded area.

Action: Carroll/Bernstein, 6/0/0. Motion carried. (Mosel absent; Zink stepped down.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 626 E MICHELTORENA ST**

R-2 Zone

**(7:05)** Assessor's Parcel Number: 029-033-006  
 Application Number: MST2007-00267  
 Owner: Roger and Debra Friedland  
 Architect: Paul Zink

(Proposal for a 407 square foot one-story addition, reconstruction of the existing one-car garage, and 527 square feet of exterior first and second-floor decking and stairs to an existing 2,587 square foot two-story single-family residence on a 12,430 square foot lot in the Lower Riviera District.)

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

(7:48)

Present: Paul Zink, Architect.

Public comment opened at 8:03 p.m. As no one wished to speak, public comment closed at 8:03 p.m.

**Motion: 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 the following comments:**

- 1) Materials, details, and colors are to match existing.
- 2) Provide corrections to the roof pitch; coordinate roof plans with elevations.
- 3) Provide ground cover at the parkway from the City approved landscaping list for residential parkways.
- 4) Plans will show tree protection specifications pursuant to City guidelines.

Action: Diesler/Woolery, 5/0/0. Motion carried. (Mosel absent; Zink stepped down.)

**CONSENT CALENDAR****NEW ITEM****A. 625 FLORA VISTA DR**

E-1 Zone

Assessor's Parcel Number: 041-385-003  
 Application Number: MST2007-00322  
 Owner: Alan and Tis Levy  
 Architect: Tom Ochsner

(Proposal for a one story, 441 square foot residential addition and five foot tall retaining wall to an existing 1,333 single family residence in the Hillside Design District.)

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

Final Approval with the following conditions: 1) New chimney to match existing chimney's materials;  
 2) Eliminate ridge outlooker at the new chimney.

**FINAL REVIEW**

**B. 1567 ORAMAS RD**

E-1 Zone

Assessor's Parcel Number: 029-051-006  
Application Number: MST2007-00305  
Owner: Wong-Tai 2000 Trust  
Contractor: Village Pools

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

(Final Review of landscape plan.)

Final Approval with conditions: 1) Incorporate detention basin at the Eastern end of property; 2) Eliminate "buckwheat" from plant palette.

**\*\* MEETING ADJOURNED AT 8:16 P.M. \*\***