



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 6, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:04 P.M.**

BOARD MEMBERS:
 WILLIAM MAHAN, CHAIR, Present
 PAUL ZINK, VICE-CHAIR, Present
 BERNIE BERNSTEIN, Present
 ERIN CARROLL, Present
 GLEN DEISLER, Present (out from 5:21 until 6:16 p.m.)
 GARY MOSEL, Present (arrived at 3:13 p.m.)
 DENISE WOOLERY, Present

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

STAFF: JAIME LIMÓN, Design Review Supervisor, Present (from 3:10 p.m. until 6:16 p.m.)
 TONY BOUGHMAN, Planning Technician, Present
 GLORIA SHAFER, Commission Secretary, Present

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.</p>

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 and require Neighborhood Preservation Ordinance Findings (§22.69.050). 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, August 2, 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/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:** 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.
- Motion: Approval of the minutes of the Single Family Design Board meeting of July 23, 2007, with corrections.
- Action: Woolery/Bernstein, 7/0/0. Motion carried.
- C. Consent Calendar.
- 1) Motion: Approval of the Consent Calendar of July 30, 2007. The Consent Calendar was reviewed by Glen Deisler.
- Action: Bernstein/Zink, 7/0/0. Motion carried.
- 2) Motion: Approval of the Consent Calendar of August 6, 2007. The Consent Calendar was reviewed by Glen Deisler.
- Action: Bernstein/Zink, 7/0/0. Motion carried.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- No announcements.
- E. Subcommittee Reports.
- No subcommittee reports.
- F. Possible Ordinance Violations.
- No reported violations.

SFDB-CONCEPT REVIEW (CONT.)

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 maximum building height of 29 feet, 6 inches and would result in a FAR of 0.32.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS ABOVE 85% MAXIMUM SQUARE FOOTAGE OF 3,209 SQUARE FEET. PLANNING COMMISSION APPROVAL OF A MODIFICATION FOR BUILDING HEIGHT IS REQUESTED.)

(3:11)

Present: John Gougeon, Architect; Richard Suding, Owner.

Staff comment: Mr. Limon reported that not less than five members of the Board are needed to vote in support of the modification.

Due to the lack of resubmitted plans, it was the consensus of the Board to discuss only the appropriateness of the height as it relates to compatibility of the neighborhood.

Motion: Continued indefinitely to the Planning Commission, and return to the Full Board with the following comments:

- 1) The 29 feet, 6 inch roof height is acceptable; the Board understands the attic space will not be habitable.
- 2) The height achieved in the design is compatible with the existing neighborhood design because the structure is located in a historical neighborhood and the house is of a historical design. In this instance the design is superior to a lower roof.
- 3) The applicant is to provide three sets of drawings when returning.

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

PRELIMINARY REVIEW

2. 1538 SHORELINE DR

E-3/SD-3 Zone

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 would result in a FAR of 0.43.)

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

(3:37)

Present: Tom Jacobs, Architect.

Motion: Table Item #2 temporarily to allow the applicant to provide additional plan sets.

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

******* THE BOARD RECESSED FROM 3:41 UNTIL 3:55 P.M. *******

Present: Tom Jacobs, Architect.

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 findings, and continued indefinitely to the Consent Calendar with the following conditions:

- 1) Add a Japanese Gable to the hip roof of the North elevation for consistency.
- 2) Revise the hedge material to be a non-invasive-root species.
- 3) Show on the roof plan an approximately 300 square foot area without vents for future photovoltaics. Ensure the structure will support the photovoltaics.

- 4) NPO findings: a. consistency and appearance; b. compatible with size, bulk, and scale of neighborhood; c. quality architecture and materials; d. trees; e. good neighbor guidelines; f. public views will not be adversely affected.

Action: Zink/Woolery, 5/1/1. (Bernstein opposed: project not appropriate, can not make NPO findings; Mosel abstained: issue with prior ABR review.)

PRELIMINARY REVIEW

3. 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 proposal would result in a FAR of 0.22.)

(4:21)

Present: Kelly Kisch, AB Design Studio.

Public comment opened at 4:30 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 return to Consent Calendar with the following conditions:

- 1) Extend pavers at the front door to incorporate/engage the driveway.
- 2) Provide more details of the trellis for clarification.
- 3) Modify the Juniper spacing as shown in the front.
- 4) Cut away the existing driveway and create a planter near the new bedroom.
- 5) NPO findings: a. consistency and appearance; b. compatibility; c. quality architecture and materials; d. trees; e. health, safety and welfare.

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

PRELIMINARY REVIEW – PUBLIC HEARING

4. 1030 ARBOLADO RD

E-1 Zone

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

(Proposal for a 2,854 square foot two-story addition 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 1,798 square feet of living space, a 154 square foot addition to the garage, an 830 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.)

(4:36)

Present: Ken Radtkey, Blackbird Architects; Matt Eastwood, Architect.

Mr. Radtkey read into the record a letter written by the owner, Steven Buchanan, and submitted letters in support of the project from Patrick Hall and Don and Marge Graves.

Public comment opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project 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 return on Consent Calendar with the following comments:

- 1) NPO findings: a. trees; b. health, safety, and welfare; c. good neighbor guidelines.
- 2) The project is ready for Final Approval when returning on Consent Calendar.

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

******* THE BOARD RECESSED FROM 4:48 P.M. UNTIL 5:21 P.M. *******

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 111 BURTON CIR

R-4/SD-3 Zone

Assessor's Parcel Number: 033-063-007
 Application Number: MST2007-00227
 Owner: Paul and Jill Cook
 Architect: Ted Meeder

(Proposal to convert a 1,714 square foot two-story duplex into a 1,647 square foot two-story single-family residence and attached 453 square foot two-car garage on a 3,405 square foot lot. The project consists of exterior alterations and additions of 42 square feet of living space and 386 square feet of garage space. The proposal includes the abatement of violations regarding as-built garage space converted to habitable space. The proposal would result in a FAR of 0.67.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:21)

Present: Ted Meeder, Architect; Paul Cooke, Owner.

Public comment opened at 5:35 p.m. As no one wished to speak, public comment was closed.

Staff comment: Jaime Limon clarified that land use is not in the Board's purview.

Straw Vote: is the size, bulk, scale of the rear addition appropriate for the neighborhood? 5/2/0. (Deisler and Bernstein opposed.)

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

- 1) Lessen the visual impact of the second floor covered deck.
- 2) Remove the driveway gate and encourage a pedestrian path.
- 3) Remove brick paving in the parkway and add landscaping.
- 4) Architectural proportions and details are important to the project.
- 5) Indicate on the roof plan an area for future photovoltaic installation.

Action: Zink/Carroll, 6/1/0. Motion carried. (Deisler opposed: can not support the additional square footage.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 2131 RED ROSE WAY

E-3 Zone

Assessor's Parcel Number: 041-252-045
 Application Number: MST2007-00332
 Owner: Sylvio Cunha
 Architect: Emilio Casanueva

(Proposal to construct a 2,038 square foot two-story single family residence with an attached 400 square foot two-car garage. The existing 960 square foot house on the 5,500 square foot lot will be demolished. The proposal would result in a FAR of 0.44.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT. THE PROPOSAL IS OVER 85% OF THE MAXIMUM SQUARE FOOTAGE OF 2,189.)

(6:16)

Present: Emilio Casanueva, Designer; Sylvio Cunha, Owner.

Public comment opened at 6:23 p.m. As no one wished to speak, public comment was closed.

Motion: Continued to August 20, 2007, Full Board with the following comments:

- 1) The contemporary architecture is understood by a majority of the Board to be appropriate for the neighborhood.
- 2) The home appears large, reduce the appearance from the street elevation.
- 3) Continue refining the style, showing examples of detail and color.
- 4) Landscaping is important for the project, continue working on the landscape design.
- 5) The project should have a residential feeling with its contemporary architecture.
- 6) On sheet A1.1, show the neighbor's and proposed windows.
- 7) The Board has the option of requiring story poles at a later date, depending on appearance of size, bulk, and scale.
- 8) Coordinate plans to show permeable concrete at the driveway.

Action: Zink/Carroll, 5/1/0. Motion carried. (Deisler stepped down. Mosel opposed: architectural compatibility of the neighborhood.)

PRELIMINARY REVIEW**7. 197 LOMA MEDIA RD**

E-1 Zone

Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Owner: Molly Diane Houston
Architect: Christine Pierron

(Proposal for new entry gate, pillars, and garden walls, a new rear deck with 418 square foot sunroom below, replacement of an exterior stairway and retaining walls, and replacement of windows and doors. Approval of an "as-built" conversion to living space of 240 square feet on the lower floor is requested. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. Three modifications are requested: 1) for the entry gate and pillars to exceed 3.5 feet in height within ten feet of the front property line, 2) for a parking space to encroach into the front yard setback, 3) for the encroachment of the "as-built" conversion to habitable space on lower floor into the front yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 050-07.)

(6:51)

Present: Christine Pierron, Architect; Carol Gross, Landscape Architect.

Public comment opened at 7:13 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 return to Consent Calendar with the following conditions:

- 1) The area adjacent to the garage and road should be curbed and landscaped if a civil engineer can provide an appropriate drainage solution, otherwise the applicant is to return to Full Board for progress review.
- 2) The stucco retaining walls will be earth tone color. Applicant to meet with neighbor concerning color change of the retaining wall.
- 3) Change the front gabled garage overhang to match the east elevation.
- 4) The sun room doors will have solid lower panels to reduce the amount of glazing.
- 5) NPO findings: a. consistency and appearance; b. compatibility; c. quality architecture & materials.
- 6) The project is ready for Final Approval when returning on Consent Calendar.

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

CONSENT CALENDAR**FINAL REVIEW****A. 537 MEIGS RD**

E-1 Zone

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.)

Final Approval as submitted.

FINAL REVIEW**B. 15 W PUEBLO ST**

E-3 Zone

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.)

Final Approval as submitted.

CONTINUED ITEM**C. 1121 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-012
Application Number: MST2006-00277
Owner: Ben Robles 2000 Revocable Trust
Architect: Brian Nelson

(Proposal to construct a 3,458 square foot two-story residence and attached 500 square foot two-car garage on a 11,275 square foot lot. The proposal includes demolition of the existing 951 square foot single-family residence, detached 551 square foot two-car garage, and existing 117 square foot accessory structure.)

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

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 return in two weeks to Consent Calendar, and return on August 20th on Consent Calendar, with the following conditions: 1) landscape plan shall provide screening on the East side showing existing trees on neighboring property; 2) incorporate a gable to break up the massing at the second story on the east elevation; 3) provide lighting fixture details.

NEW ITEM

D. 1219 1/2 LAGUNA ST

R-3 Zone

Assessor's Parcel Number: 029-131-011

Application Number: MST2007-00375

Owner: Dennis Michael Gones

(Proposal to replace existing wall, fence and gate with new wall, fence, gate and bench. Provide new cobbles and plantings. (See Resolution No. 064-03).)

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

Final Approval as submitted.

**** MEETING ADJOURNED AT 7:38 P.M. ****