



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 20, 2007

David Gebhard Public Meeting Room: 630 Garden Street

3:05 P.M.

BOARD MEMBERS:

- WILLIAM MAHAN, CHAIR – Present
- PAUL ZINK, VICE-CHAIR – Present (out from 6:37 p.m. until 7:25 p.m.)
- BERNIE BERNSTEIN – Absent
- ERIN CARROLL – Present
- GLEN DEISLER – Present
- GARY MOSEL – Present
- DENISE WOOLERY – Present

CITY COUNCIL LIAISON:

GRANT HOUSE

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

- JAIME LIMÓN, Design Review Supervisor – Present (3:18 p.m. to 3:20 p.m.)
- HEATHER BAKER, Project Planner – Present (3:22 p.m. to 4:21 p.m.)
- TONY BOUGHMAN, Planning Technician II – Present
- GABRIELA FELICIANO, Commission Secretary – Present (3:05 p.m. to 3:50 p.m.)
- GLORIA SHAFER, Commission Secretary – Present (3:50 p.m. to 7:25 p.m.)

Website: www.SantaBarbaraCa.gov

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 16, 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.
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 of the Single Family Design Board meeting of July 19, 2007.

Motion: Approval of the minutes of the Single Family Design Board meeting of August 6, 2007, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 13, 2007, as reviewed by Glen Deisler.

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

Motion: Ratify the Consent Calendar of August 20, 2007, as reviewed by Glen Deisler.

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

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

1. Tony Boughman, Planning Technician II, made the following announcements:

- a) Item 3 on today's agenda, 3035 Paseo Del Descanso, was postponed two weeks. A notice was sent out without mentioning that a modification is being requested by the applicant. Another notice will be sent at the required larger radius for the September 4, 2007 meeting.
- b) Ms. Bernstein will be absent today.

2. Mr. Zink announced he would be stepping down on Item 6, 1394 Shoreline Drive.

3. Mr. Deisler announced he would be stepping down on Item 1, 2131 Red Rose Way.

E. Subcommittee Reports.

Request for the SFDB to appoint one representative and one alternate to serve on a joint Subcommittee to consider updating and reviewing the City's Landscape Design Standards for Water Conservation, adopted June 1989 (SBMC Section 22.80.020). Staff Contact: Alison Jordan, Water Conservation Coordinator, Public Works Department.

Chair Mahan appointed Denise Woolery as the SFDB representative and Erin Carroll as the alternate.

F. Possible Ordinance Violations.

No reported violations.

SFDB-CONCEPT REVIEW (CONTINUED.)**1. 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.)

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

(THE PROPOSAL IS OVER 85% MAXIMUM FAR OF 2,189 SQUARE FEET.)

Time: 3:17

Present: Emilio Casanueva, Architect; Sylvio Cunha, Owner

Staff comment: Heather Baker, Project Planner, recommended that solar panels not be visible as the applicant has the unique opportunity in building a new structure so as to screen the panels.

Public comment opened at 3:28 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury, resident, opposed.

Public comment closed at 3:32 p.m.

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

- 1) The contemporary architecture is appropriate as long as it relates to the neighborhood in building materials.
- 2) Simplify the building's appearance by simplifying the elements and some fenestrations.
- 3) Study the back portion of the project as it relates to stepping down the hill or creating a further setback to the property line.
- 4) Study stepping back substantially the front elevation of the second story.

Action: Zink/Woolery, 4/1/0. Motion carried. (Mosel opposed: building style not compatible with the neighborhood. Bernstein absent. Deisler stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 206 LOS ALAMOS AVE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-196-007
Application Number: MST2007-00347
Owner: James Candy
Designer: Joaquin Ornelas

(Proposal for a 781 square foot two-story addition, two new decks totaling 338 square feet, and replacement of all windows for an existing 2,109 square foot one-story single-family residence on a 7,097 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. No zoning modifications are requested for the project. The proposed total 2,890 square feet results in a FAR of 0.41.)

(COMMENTS ONLY; THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, STAFF HEARING OFFICER APPROVAL OF A MODIFICATION)

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,528 SQUARE FEET.)

Time: 4:21

Present: Joaquin Ornelas, Designer; Mary Chang, Owner.

Public comment opened at 4:38 p.m. The following individual(s) spoke in favor or opposition:

Paula Westbury, resident: opposed.

Public comment closed at 4:40 p.m.

Straw vote: how many Board members think the rear deck should be 15 ft from side property line per the NPO guidelines? 5/1/0.

Motion: Preliminary Approval as a basis for working drawings, and return to the Full Board with the following comments.

- 1) Study the entrance to be more inviting.
- 2) Simplify the roof gables and hips.
- 3) Study reducing the rear deck to be approximately 15 feet from the property line, or as determined when the project returns to the Full Board. The Board recognizes that the applicant prefers a deck design closer than 15 feet from the property line.
- 4) Provide architectural screening for privacy at the deck.
- 5) Study reducing the cantilever in size.
- 6) Provide a landscape plan.
- 7) The project is compatible in size, bulk and scale of neighborhood. The consistency and appearance, quality of architecture, and materials are appropriate to the neighborhood and to the design.

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

CONCEPT REVIEW - NEW ITEM**3. 3035 PASEO DEL DESCANSO**

E-3/SD-2 Zone

Assessor's Parcel Number: 053-192-012
Application Number: MST2007-00154
Owner: Maria Del Carmen and Manuel De Alarcon
Architect: Bill Poehler

(Proposal for a two-story 2,724 square foot single-family residence including 468 square foot attached two-car garage. The existing one-story 840 square foot residence and 231 square foot, one-car garage on the 6,841 square foot lot will be demolished. The proposal will result in a FAR of 0.40.)

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

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,474 SQUARE FEET.)

Item #3 was postponed two weeks.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2917 PASEO DEL REFUGIO**

E-3 Zone

Assessor's Parcel Number: 053-204-004
Application Number: MST2007-00370
Owner: Michael and Juneal Chenoweth Family Trust
Architect: Jason Grant

(Proposal for first-floor additions and a new second-story for an existing 1,453 square foot one-story single-family residence. The existing one-car garage and laundry room will be demolished. The project would result in a 2,960 square foot two-story residence including the 413 square foot two-car garage on a 9,000 square foot lot with a proposed FAR of 0.33.)

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

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 2,933 SQUARE FEET.)

Time: 4:45

Present: Jason Grant, Agent; Michael Chenoweth, Owner.

Public comment opened at 5:18 p.m. The following individual(s) spoke in favor or opposition:

Joe Andrulaitis, neighbor, in favor.

Paula Westbury, resident: opposed.

Public comment closed at 5:21 p.m.

Motion: Preliminary Approval as basis for working drawings, and return to Consent Calendar with the following comments.

- 1) Provide a landscape plan.
- 2) Staff to require a zoning compliance declaration title restriction.
- 3) Detail and enclose the under-story of the exterior staircase.
- 4) The general consistency and appearance, compatibility, size, bulk, and scale, quality of architecture and materials are appropriate to the site and neighborhood and the front elevation is an improvement.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1409 LA CIMA RD

R-1 Zone

Assessor's Parcel Number: 041-010-025

Application Number: MST2007-00270

Owner: Chris Brown

Applicant: Patrick Pouler

(Proposal to construct a new three-story, 5,510 square foot single-family residence including a basement and an attached 500 square foot two-car garage. Also proposed are 390 square feet of deck and covered patios, a swimming pool, retaining walls, and 400 cubic yards total of cut and fill grading outside the building footprint. The existing one story 1,220 square foot single-family residence and detached 340 square foot garage will be demolished. The project is located on a 19,840 square foot parcel in the Hillside Design District and has a proposed FAR of 0.28.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

Time: 5:28

Present: Patrick Pouler, Applicant; Chris Brown, Owner.

Staff comment: Heather Baker, Project Planner reported that the project preserves oak trees and includes active solar. Plans need clarification of retaining wall heights.

Public comment opened at 5:50 p.m. The following residents spoke in favor or opposition:

Paula Westbury: opposed.

Charles Judd: opposed.

Deborah Kovada: opposed.

Margi Marnquist: opposed.

Ms. Marnquist: opposed; documents submitted: comments, NPO summary, and photographs.

Chair Mahan acknowledged receipt of 4 public comment letters: Lauren Temkin, Donald Ziemer, Scott and Katrina McCosker, and Eugene Goe.

Public comment closed at 6:08 p.m.

Straw vote: Would the Board prefer story poles and an organized site visit? 5/0/0.

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

- 1) Applicant to install story poles prior to the Board's organized site visit.
- 2) Provide apparent height elevations including retaining walls.
- 3) Provide site sections.
- 4) Provide a silhouette of the project elevation as viewed from the neighbor's property.
- 5) Provide a preliminary landscape plan.
- 6) Provide an arborist report for two oaks near driveway.
- 7) Provide the twenty closest lots statistics.

Action: Carroll/Deisler, 5/0/0. (Bernstein and Zink absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1394 SHORELINE DR**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-193-021
 Application Number: MST2007-00344
 Owner: Kris D'Haese
 Architect: Paul Zink

(Proposal to construct a new two-story 3,067 square foot house and attached 500 square foot garage. The existing 1,109 square foot house and attached 400 square foot garage on the 9,781 square foot lot will be demolished. The project is located in the non-appealable jurisdiction of the coastal zone. The proposed total of 3,567 square feet results in a FAR of 0.36.)

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

(THE PROPOSAL IS ABOVE 85% MAXIMUM FAR OF 3,098 SQUARE FEET.)

Time: 6:37

Present: Paul Zink, Architect; Kris D'Haese, Owner.

Public comment opened at 6:53 p.m. The following individuals spoke in favor or opposition:

Paula Westbury, resident opposed.

Pete Schenck, resident: opposed.

Public comment closed at 6:58 p.m.

Motion: Continued to September 17, 2007, Full Board with the following comments.

- 1) Study lowering the building height; if unable to lower provide a conceptual study to push back the second story.
- 2) Provide a landscape plan.
- 3) Provide a planter at the west patio.
- 4) Show a ribbon driveway.
- 5) Eliminate the glass railings.
- 6) Provide completed siding details.

Action: Deisler/Mosel, 5/0/0. Motion carried. (Bernstein absent. Zink stepped down.)

CONSENT CALENDAR**FINAL REVIEW****A. 1121 QUINIENTOS ST**

R-2 Zone

Assessor's Parcel Number: 017-141-012
Application Number: MST2006-00277
Owner: Robles 2000 Revocable Trust
Owner: Ben Robles
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.)

Postponed indefinitely.

FINAL REVIEW**B. 1141 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-242-001
Application Number: MST2007-00146
Owner: Diana Lee
Architect: Hugh Twibell

(Proposal to construct a 638 square foot one-story addition to an existing 2,194 square foot one-story single family residence with an attached two-car garage and a detached one-car garage on a 16,917 square foot lot located in the Hillside Design District. The proposal includes the demolition of 241 square feet of the existing residence. Two modifications are requested to allow the addition to encroach into the two required front yard setbacks.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 058-07.)

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.

NEW ITEM**C. 32 E JUNIPERO ST**

E-1 Zone

Assessor's Parcel Number: 025-123-006
Application Number: MST2007-00380
Owner: John and Les White
Applicant: Christophe De Rose
Designer: Christophe De Rose

(Proposal for 24 square feet first floor projecting window addition in existing master bathroom. Proposed wood screen in existing arch. Proposed garden wall (7'11" high). Proposed Tile roof for existing BBQ and proposed small fountain in interior yard fronting Junipero Street. Addresses the four violations per ZIR2006-00398.)

(PROJECT IS ABOVE 85% MAXIMUM FAR OF 3,690 SQUARE FEET.)

Postponed indefinitely.

NEW ITEM**D. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2007-00394
Owner: Elizabeth Vos

(Proposal for revision to approved building permit BLD2006-0273 to: 1) Omit demolition of area adjacent to kitchen and obtain as-built approval. 2) Replace existing siding to match existing walls. 3) Keep the existing first floor deck and obtain as-built approval. Staff Hearing Officer approval of a modification for work in the setback is requested.)

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

Public comment: Tony Fisher: prior to close of escrow, owner rebuilt deck – not like for like.

Continued one week to Consent Calendar. The modification request poses no aesthetic impact to the neighborhood. Applicant to provide equipment skirting or landscaping treatment, and exterior lighting.

**** MEETING ADJOURNED AT 7:25 P.M. ****