



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Tuesday, January 22, 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:**

GRANT HOUSE

**PLANNING COMMISSION LIAISON:**

STELLA LARSON

**STAFF:**

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

*Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)*

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision.</u></p> <p><b>Vicinity Map and Project Statistics Forms/or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> - if story poles are required for the project.</p> <p><b>Topographic Survey</b> - professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - 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><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**GENERAL BUSINESS:**

- A. The meeting was called to order at 3:02 p.m. by Chair Mahan.
- B. Roll call:  
Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery (arrived at 3:05), Zink.  
Members absent: None.  
Staff present: Boughman, Limon (3:45 to 4:41), Shafer.
- C. Public Comment:  
No public comment.
- D. Approval of the minutes of the Single Family Design Board meeting of December 10 and December 18, 2007; and January 07, 2008.  
Motion: Approval of the minutes of the Architectural Board of Review meeting of December 10, 2007, as amended.  
Action: Zink/Carroll, 5/0/1. Motion carried. (Mosel abstained. Woolery absent.)  
  
Motion: Approval of the minutes of the Architectural Board of Review meeting of Tuesday, December 18, 2007, as amended.  
Action: Zink/Deisler, 4/0/2. Motion carried. (Mahan abstained on Item 1. Mosel abstained. Woolery absent)  
  
Motion: Approval of the minutes of the Architectural Board of Review meeting of January 7, 2008, as amended.  
Action: Zink/Deisler, 7/0/0. Motion carried. (Mahan abstained on items 5 through 9).
- E. Consent Calendar.  
Motion: Ratify the Consent Calendar of January 14, 2008. The Consent Calendar was reviewed by Glen Deisler  
Action: Deisler/Woolery, 7/0/0. Motion carried.  
  
Motion: Ratify the Consent Calendar of January 22, 2008. The Consent Calendar was reviewed by Glen Deisler  
Action: Mosel/Deisler, 7/0/0. Motion carried.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.  
Mr. Boughman reported that Item 2, 492 La Cumbre Road, is postponed to February 4 at the applicant's request.
- G. Subcommittee Reports.  
Window Fenestrations: Member Mosel provided a PowerPoint presentation showing examples of good and poor window installations found throughout his neighborhood. Chair Mahan requested that slides be printed and added to the SFDB photo album.

## H. Possible Ordinance Violations.

415 West De La Guerra, window installation does not match details on ABR approved plans.

**SFDB-CONCEPT REVIEW (CONT.)****1. 2929 SERENA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-201-010  
 Application Number: MST2007-00595  
 Owner: Daniel Alan Ii Boswell  
 Architect: Chris Belanger

(Proposal for a 512 square foot second-story addition and a 55 square foot first-floor addition, and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. The proposed total 2,520 square feet is 93% of the maximum Floor-to-Lot-Area ratio (FAR). Staff Hearing officer approval of a modification of the solar access ordinance is requested.)

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

(3:23)

Present: Chris Belanger, Architect.

Public comment opened at 3:29 p.m.  
 A letter from Paula Westbury was read into the record.  
 Public comment closed at 3:30 p.m.

**Motion:** Continued to the Staff Hearing Officer and return to the Full Board with the following comments: A majority of the Board can not support the size, bulk, and scale. Study reducing the floor area.

**Action:** Mosel/Woolery, 5/1/1. Motion carried. (Zink opposed, can not support solar access modification. Mosel abstained.)

**SFDB-CONCEPT REVIEW (CONT.)****2. 492 LA CUMBRE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-057  
 Application Number: MST2007-00563  
 Owner: Robert Hart  
 Architect: Pete Ehlen

(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 Floor-to-Lot-Area ratio (FAR).)

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

(3:45)

Postponed to February 4, 2008 at the applicant's request.

### **CONCEPT REVIEW - NEW ITEM**

#### **3. 1478 LOU DILLON LN**

**A-2 Zone**

Assessor's Parcel Number: 015-202-042  
 Application Number: MST2007-00644  
 Owner: Arturo Gonzalez  
 Architect: AB Design Studio

(Proposal to construct a new two-story structure consisting of a 4,196 square foot two-story residence above and a partial basement level below consisting of a 620 square foot garage with utility room, laundry room, and workshop. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area. Grading will include 20 cubic yards of excavation outside of the main building footprint and 400 cubic yards within the building footprint. The parcel is located on a vacant, 72,397 square foot lot in the Hillside Design District and the proposed total square footage is 90% of the maximum guideline Floor-to-Lot-Area ratio (FAR).)

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

(3:46)

Present: Clay Aurell, Architect; Arturo Gonzalez, Owner.

Mr. Aurell submitted corrected FAR calculations, which staff verified as accurate.

Mr. Limon reported that at one time a house was scheduled to be built on the vacant site, thus the concept of a shared driveway. Staff has determined that a front yard setback is not required.

**\*\*\* THE BOARD RECESSED FROM 3:55 UNTIL 4:07 P.M. \*\*\***

Public comment opened at 4:13 p.m.

- A letter submitted by Paula Westbury was read into the record.
- Kate Packer: possibility of slippage of the hill.
- John Manning: site should be trenched to determine exact fault location.

Public comment closed at 4:17 p.m.

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

- 1) Provide update letters for the soils and geologist reports to verify location of faults and show that conditions have not changed.
- 2) Provide a slope stability study.
- 3) Provide accurate cut and fill grading quantities and calculations of export grading.
- 4) Redesign the rear elevation in relationship to grades, consider adding a retaining wall or raise the home.
- 5) Provide an elevation from the street level showing front slope.
- 6) Study the finished floor height and driveway slope.

- 7) Provide a detailed grading plan showing existing oak trees, drip lines, and proposed grading and construction in vicinity of the oak trees.

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

**\*\*\* THE BOARD RECESSED FROM 4:40 UNTIL 4:41 P.M. \*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 306 EL MONTE DR**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-025-007  
 Application Number: MST2007-00643  
 Owner: Denise M. Klassen  
 Architect: Kent Mixon  
 Contractor: Lynn Morris Contracting

(Proposal to construct a 506 square foot second story addition. The existing 1,949 square foot single family residence including 404 square foot garage is located on a 6,964 net square foot lot. Also proposed is a partial remodel to the first floor and replacement of an existing asphalt driveway with new surfacing. The total proposed square footage of 2,455 square feet is 83% of the maximum Floor-to-Lot-Area ratio (FAR).)

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

(4:41)

Present: Kent Mixon, Architect; Denise Klassen, Owner.

Mr. Boughman reported that the MEA has not yet been conducted. FAR is 83% of the maximum.

Public comment opened at 4:51 p.m.

- Chuck Slosser, neighbor: not opposed to project, suggested story pole installation.
- A letter from Paula Westbury was read into the record.
- Carrie Eckhart, neighbor: concerned about potential loss of views, requested story poles.

Public comment closed at 4:56 p.m.

Straw vote: Is the balcony small enough? 4/0.

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

- 1) Draw the roof per the existing condition; eliminate the 1960's gables and details.
- 2) Reduce the floor-to-floor dimension.
- 3) Provide more information about the exterior finish with color perspective renderings showing the front and back.
- 4) Show the rear railing to be a 42-inch minimum height.
- 5) Provide additional details, including awnings or a trellis.
- 6) Show a 300 square foot area for future solar panel installation.
- 7) Show permeable paving at the driveway surface joints.
- 8) Study adding screening plants near the second-floor deck.

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

**SFDB-CONCEPT REVIEW (CONT.)****5. 1837 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-064  
 Application Number: MST2007-00241  
 Owner: Bruce F. Peterson Revocable Living Trust  
 Architect: Jon Kauffman

(Proposal for a 935 square foot two-story addition to an existing 2,773 square foot three-story single-family residence on a 18,488 net square foot lot in the appealable jurisdiction of the Coastal Zone. The proposed total 3,708 square feet is 84% of the maximum guideline Floor-to-Lot-Area ratio (FAR). Planning Commission approval of a coastal development permit is ~~requested~~ required.)

**(THIRD CONCEPT REVIEW, FIRST REVIEW WAS AT ABR.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)**

(5:23)

Present: Jon Kauffman, Architect

Public comment opened at 5:27 p.m.  
 A letter from Paula Westbury was read into the record.  
 Public comment closed at 5:27 p.m.

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

- 1) The Board finds that the design is going in right direction.
- 2) Open the living room transom; eliminate the beam and add casement windows to the sides.
- 3) Study adding a deck and balcony facing west off the living room where the wall is stepped back.
- 4) Move the entry posts away from building 6 to 12 inches; provide landscaping on either side.
- 5) Coordinate windows sizes shown on the plans and elevations.
- 6) Provide a 300 square foot roof top area without penetrations for future solar panel installation.
- 7) The Board finds that the proposed roof will not significantly impact the view of the ocean from the park and will provide a more aesthetically pleasing home.

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

**I. The Full Board meeting adjourned at 5:40 p.m.**

**CONSENT CALENDAR (11:00)****FINAL REVIEW****A. 343 E MISSION ST****E-1 Zone**

Assessor's Parcel Number: 025-331-010  
Application Number: MST2007-00547  
Owner: Eva Barberi  
Architect: Michelle McToldridge

(Proposal for the addition of a 456 square foot second floor to an existing 998 square foot one-story single-family residence on a 5,020 square foot lot in the Mission Area Special Design District. There is an existing 244 square foot one-car garage to remain unaltered. The proposed total of 1,698 square feet is 69% of the maximum Floor-to-Lot-Area ratio (FAR).)

Final Approval as submitted.

**FINAL REVIEW****B. 1121 QUINIENTOS ST****R-2 Zone**

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

(Proposal to construct a 3,458 square foot two-story residence and an 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. The proposed total square footage of 3,458 is 88% of the maximum guideline Floor-to-Lot-Area ratio (FAR).)

Postponed to January 28, 2008.

**NEW ITEM****C. 1744 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-028  
Application Number: MST2007-00653  
Owner: Christi L. Soto  
Architect: Amy Taylor

(Proposal to construct a 105 square foot first floor addition and new exterior stairway to an existing one-story single-family residence with attached non-conforming two-car garage on the 4,042 square foot lot in the Hillside Design District. The project would result in a total of 1,777 square feet which is 81% of the maximum Floor-to-Lot-Area ratio (FAR). Staff Hearing officer approval of modifications for reduction of open yard and interior yard encroachments are requested.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the project may return for Staff approval 2) areas of encroachment are minimal 3) the architectural style is appropriate to the house 4) details of stairs must meet building code.

### **NEW ITEM**

#### **D. 754 ALAMEDA PADRE SERRA**

**E-1 Zone**

Assessor's Parcel Number: 019-300-014  
Application Number: MST2005-00186  
Owner: Shirley Jay  
Applicant: Michael Ratway  
Designer: Casa Bella Designs

(Proposal for a 650 square foot addition to an existing 1,350 square foot one-story residence with an attached 468 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of 123 square feet of the existing residence and will result in a 2,395 square foot one-story residence including the attached garage with approximately 237 cubic yards of grading outside the main building footprint. There is an existing 1,057 square foot deck to be demolished and replaced with a new 818 partially covered deck.)

#### **(REQUEST FOR REINSTATEMENT OF EXPIRED ABR APPROVAL.)**

Reinstatement of prior ABR Approval as submitted.

All items on Consent Calendar were reviewed by Glen Deisler and Denise Woolery. Consent Calendar ended at 11:55 a.m.