



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 17, 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:

DALE FRANCISCO

PLANNING COMMISSION LIAISON:

STELLA LARSON

STAFF:

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

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST
 (See ABR Guidelines & Design Review Submittal Requirements for Details)

CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - 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><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

NOTICE:

1. That on March 12, 2008 at 3:00 p.m., the 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. Call to order.

The Full Board meeting was called to order at 3:05 p.m.

B. Roll call.

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel (arrived 3:08, left 8:16) Woolery, Zink.
Members absent: None.
Staff present: Boughman, Limon (left at 5:35), Shafer

C. Public Comment:

No public comment.

D. Approval of the minutes of the Single Family Design Board meeting of March 03, 2008.

Motion: Approve the minutes of the Single Family Design Board meeting of March 03, 2008.
Action: Zink/Bernstein, 7/0/0. Motion carried.

E. Consent Calendar.

Motion: Ratify the Consent Calendar of March 10, 2008 reviewed by Glen Deisler, with the exception of Item D, reviewed by Paul Zink.
Action: Deisler/Zink, 7/0/0. Motion carried.

There was no Consent Calendar on March 17, 2008.

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

No announcements.

G. Subcommittee Reports.

No subcommittee reports.

H. Possible Ordinance Violations.

No violations reported.

SFDB-CONCEPT REVIEW (CONT.)**1. 1465 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-241-009

Application Number: MST2008-00009

Owner: Daksha K. Oza

Designer: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

(FOURTH CONCEPT REVIEW. ITEM WAS REFERRED TO THE FULL BOARD. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 3:22)

Present: Xavier Cobiani, Designer.

Public comment opened at 3:27 p.m.

- 1) Charles King, read written comments in opposition to the project.
- 2) Matt Mason, spoke in opposition to the project.

Public comment closed at 3:39 p.m.

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

- 1) Provide a soils report.
- 2) Provide cut and fill calculations.
- 3) Show and specify a swimming pool fence.
- 4) Provide topographical map of existing site and grade by licensed professional.
- 5) Provide two site sections, one through pool deck and one through rear yard.
- 6) Provide a privacy screening at level B.
- 7) Provide a drainage plan by licensed professional.

Action: Woolery/Mosel, 6/0/1. Motion carried. (Bernstein abstained.)

SFDB-CONCEPT REVIEW (CONT.)

- 2. 731 E ANAPAMU ST R-3 Zone**
 Assessor's Parcel Number: 029-150-031
 Application Number: MST2007-00530
 Owner: Aaron Gilles
 Designer: Don Swann

(Revised proposal no longer needs approval of a zoning modification. Proposal to construct a 1,792 square foot two-story single-family residence, including a 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline FAR.)

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

(Time: 4:03)

Present: Don Swann, Designer; Aaron and Tom Gilles, Owners.

Public comment opened at 4:16 p.m.

- 1) Anabel Ford, in support of the project.
- 2) Chris Dennis, prefers retaining existing fence line; issue with property elevation; driveway deterioration; wants original entry kept.
- 3) Two letters in opposition from Paula Westbury and Susan LeRoy were acknowledged.

Public comment closed at 4:23 p.m.

- Motion:** **Continued indefinitely to the Full Board with the following comments:**
- 1) The size and scale of the project are appropriate to the neighborhood.
 - 2) Simplify and reduce the deck railing.
 - 3) Provide a site plan and an elevation showing the neighbors deck.
 - 4) Provide a landscape plan.
 - 5) Show stepping stones incorporated into walkway. Show a planter along the southeast wall of the patio.
 - 6) Staff is directed to investigate the fence removal.
 - 7) The applicant is directed to meet with neighbors to resolve driveway damage issues.

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

SFDB-CONCEPT REVIEW (CONT.)

- 3. 1466 LA CIMA RD R-1 Zone**
 Assessor's Parcel Number: 041-022-031
 Application Number: MST2006-00145
 Owner: John H. and Kathy S. Cook
 Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Revised proposal to demolish existing "as-built" wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes 165 cubic yards of as-built grading. The proposal would legalize the "as-built" conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum FAR.)

(FIFTH CONCEPT REVIEW, FIRST REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 4:46)

Present: Don Swann, Designer; Kathy Cook, Owner.

Staff comment: Mr. Limon provided a brief history of the project, including enforcement of the rear deck and understory.

Public comment opened at 5:00 p.m.

1) Scott McCosker: opposed. Privacy issues; potential future illegal rental; too large in size, bulk, scale; not compatible with neighborhood; submitted written comments and photographs.

2) Syndi Souter, opposed. As-built design is inconsistent with Hillside Design Guidelines and incompatible with neighborhood; verify lot size; privacy issue.

3) A letter from Paula Westbury was acknowledged.

Public comment closed at 5:10 p.m.

Staff comment: Mr. Boughman provided clarification for uses of accessory structures. Danny Kato, Zoning and Enforcement Supervisor, provided information regarding allowable configuration of accessory spaces. Mr. Limon provided an update of active enforcement cases for the property.

Motion: **Continued two weeks to the Single Family Design Board with the following comments:**
1) Reduce the deck to its originally permitted size.
2) Relocate the stair case to the central area of the property.
3) Provide a landscaping plan, showing significant trees and landscaping along the west side of the property.

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

SFDB-CONCEPT REVIEW (CONT.)

- 4. 1808 STANWOOD DR A-1 Zone**
Assessor's Parcel Number: 021-141-023
Application Number: MST2008-00060
Owner: Gary Heinemann and Yvonne Chin
Architect: Kent Mixon

(Proposal for a 2,231 square foot one-story addition to an existing 1,135 square foot one-story single-family residence. The proposal includes demolition of a 458 square foot detached garage and 552 square foot accessory building and construction of a 484 square foot detached two-car garage and a 308 square foot accessory building. The proposal includes 340 cubic yards of grading, 217 of which is recompaction inside the building footprint. The project is located on a 35,615 square foot lot in the Hillside Design District. The proposed total of 4,158 square feet is slightly below 85% of the maximum guideline FAR.)

(SECOND CONCEPT REVIEW. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(Time: 5:35)

Present: Kent Mixon, Architect; Jim Davis, Associate; Yvonne Chin, Owner.

Public comment opened at 5:47 p.m.

- 1) Roger Helkey, addressed height and utilities.
- 2) A letter from Paula Westbury in opposition to the project was acknowledged.

Public comment closed at 5:51 p.m.

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

- 1) Study the driveway turn around to the east side of the driveway.
- 2) Study using stone veneer at the garage corners.
- 3) Study turning the garage parallel with the front property line.
- 4) The Board is pleased with the revision to the meditation room.
- 5) Include high fire district requirements on the elevations.

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

***** THE BOARD RECESSED FROM 6:09 P.M. UNTIL 6:31 P.M. *****

PRELIMINARY REVIEW

5. 1533 W VALERIO ST A-2/R-1 Zone

Assessor's Parcel Number: 041-071-031

Application Number: MST2003-00338

Owner: James and Pamela Haldeman

Architect: Tom Ochsner

Agent: Justin Van Mullem

(Proposal for a two-lot subdivision of a 3.45 acre parcel and construction of a new single-family residence in the Hillside Design District. The proposal would create two 75,140 square foot lots. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 007-07.)

(Time: 6:32)

Present: Justin Van Mullem Agent.

Public comment opened at 6:41 p.m.

- 1) Mary Fiske, addressed potential dangers for construction of new residences; not compatible with the neighborhood, too many garages; proposal is detrimental to the neighborhood.
- 2) Three letters in opposition from Pauline Smith, Renate Franquet, and Paula Westbury were acknowledged by the Chair.

Public comment closed at 6:44 p.m.

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

- 1) Provide a site drainage plan including flatwork and gutter drainage.
- 2) Provide a biologist report for environmental assessment.
- 3) Note color of stucco walls and “v” drains on plans.
- 4) Study using lintels where stone is shown across the doors.
- 5) Restudy and thicken the stone sills.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 175 LOMA MEDIA RD E-1 Zone

Assessor's Parcel Number: 019-261-012

Application Number: MST2008-00090

Owner: Greg Tatham, Living Trust 2/6/04

Architect: Gregory Rech, Architects West

(Proposal for a 688 square foot two-story addition to an existing 1,468 square foot two-story single-family residence. The existing 402 square foot detached two-car carport will remain on the 13,014 square foot lot in the Hillside Design District. The proposal includes a covered terrace at rear upper level. Staff Hearing officer approval of a modification is requested to provide open yard area in one of the two front yards. The proposed total of 2,558 square feet is 62% of the maximum FAR.)

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

(Time: 7:06)

Present: Greg Rech, Architect.

Public comment opened at 7:15 p.m.

Two letters of support from Alec Alexander and James and Roberta Davis were acknowledged.

Public comment closed at 7:15 p.m.

Motion: **Continued indefinitely to the Staff Hearing Officer, and return to the Full Board with the following comments:**

- 1) Recycle the Canary Island palm tree.
- 2) Restudy how the posts relate to the terrace.
- 3) Restudy the exterior finish of the addition.
- 4) The Board recommends granting the requested modification.

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

SFDB-CONCEPT REVIEW (CONT.)**7. 1596 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 029-060-022

Application Number: MST2007-00109

Owner: Sanford Combs

Agent: Banyan Architects

(Proposal for alterations to an existing 1,227 square foot two-story single-family residence on an 8,530 square foot lot in the Hillside Design District. The proposal includes permitting an "as-built" 390 square foot two-car carport and removal of an "as-built" storage shed, exterior stairs, and porch roof. Also proposed are 676 square feet of additions consisting of an entry, master bath, laundry, and second-floor deck. Modifications are requested for the carport to encroach into the front yard setback and for the carport and side entrance porch to encroach into the interior yard setback. The proposal has a floor-to-lot-area ratio of 0.20.)

(SECOND CONCEPT REVIEW. FIRST REVIEW AT SFDB. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

(Time: 7:00)

Present: Kirk Gradin, Architect.

Public comment opened at 7:33 p.m.

A letter from Paula Westbury in opposition was acknowledged.

Public comment closed at 7:34 p.m.

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

- 1) Study the garage gable truss.
- 2) Reduce the amount of paving in front.
- 3) Study the fenestration and doors for consistency.
- 4) Study the staircase, if outside it should better relate to the architecture.

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

SFDB-CONCEPT REVIEW (CONT.)**8. 2309 FOOTHILL LN A-1 Zone**

Assessor's Parcel Number: 021-101-009

Application Number: MST2008-00062

Owner: Greg W. Anthony

Architect: Bill Wolf

(Proposal for a 645 square foot second-story addition to an existing 2,784 square foot two-story single-family residence including 678 square foot attached three-car garage. The proposal includes roof pitch and height alterations to one-story portions of the building. The project is located on a 1.6 acre lot in the Hillside Design District. The proposed total of 3,462 square feet is 65% of the maximum guideline FAR.)

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

(Time: 8:01)

Present: Bill Wolf, Architect; Greg Anthony, Owner.

Motion: Continued two weeks to the Full Board. Applicant to provide three sets of plans.

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

IN PROGRESS REVIEW

9. 112 ONTARE HILLS A-1 Zone

Assessor's Parcel Number: 055-160-058

Application Number: MST2007-00430

Owner: Wade and Jill Crang

Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR.)

(PRELIMINARY LANDSCAPE REVIEW, IN-PROGRESS REVIEW OF ARCHITECTURE. PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)

(Time: 8:10)

Present: Bill Wolf, Architect; Wade and Jill Crang, Owners.

Public comment opened at 8:21 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 8:22 p.m.

Motion: Preliminary Approval of the landscape, continued to the Consent Calendar with the following comments:

- 1) Provide completed landscaping and irrigation plans.
- 2) Study sourcing the plant material as specified on the plans.
- 3) Fill in areas with new plantings where plans state "existing vegetation to remain." and also in the front entry areas where decomposed mulch is specified.
- 4) Consider a species of palm tree other than the queen palm.
- 5) Consider other species of trees along the north property line rather than ash trees.
- 7) Study the chimney design to protrude less from the wall.
- 8) Correct the scalloped detail on the eave (ex 5).
- 9) Show proposed exterior light fixtures on elevations, consider using several styles of fixtures.

Action: Woolery/Deisler, 5/1/0. Motion carried. (Bernstein opposed. Mosel absent.)

I. Adjournment.

The Full Board meeting adjourned at 8:44 p.m.

CONSENT CALENDAR

Consent Calendar was not held on March 17, 2008.