



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 23, 2008

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE 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	<u>Master Application & 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 <u>folded plans</u> 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.
PRELIMINARY REVIEW	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 & 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.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <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.
- 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 of Review (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 ABR 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 of Review approval.
- Conceptual comments are valid for one year. Preliminary SFDB approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted. Final SFDB approval is valid for two years from the date of final action unless a time extension has been granted or a Building Permit has been issued.
- Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa St. within ten (10) calendar days of the meeting at which the Board took action or rendered its decision.
- **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- **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 4:30 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 June 19, 2008 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.
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.

CALL TO ORDER:**ROLL CALL:**

Present: Bernstein (left at 7:49), Carroll, Diesler, Mahan, Zink, Woolery

Absent: Mosel

Staff: Boughman, Limon (6:23 to 7:49), Shafer.

GENERAL BUSINESS:**A. Public Comment:**

No Public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of June 9, 2008, as amended.

Action: Zink/Bernstein, 5/0/1. Motion carried. (Mosel absent, Mahan abstained.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of June 23, 2008. The Consent Calendar was reviewed by Glen Deisler.

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

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

Mr. Boughman made the following announcements:

a) Member Mosel will not attend the meeting.

b) An SFDB representative and alternate are requested to review changes to the Mission Canyon Plan Design Guidelines with City Staff, and attend the City Planning Commission hearing of the Mission Canyon Plan and Guidelines on Thursday, July 10.

Mr. Deisler volunteered to serve as representative; Mr. Zink volunteered to serve as alternative.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

SFDB-CONCEPT REVIEW (CONT.)**1. 724 LAS CANOAS PL****A-1 Zone****(3:15)**

Assessor's Parcel Number: 021-030-040
Application Number: MST2008-00136
Owner: Dennis and Susan Chiavelli Trustees
Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence and the construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a modification was granted to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 041-08.)

Time: 3:07

Present: Roderick Britton, Architect; Dennis Chiavelli, Owner.

Public comment opened at 3:12 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval 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 continued indefinitely to the Consent Calendar with the following comments and conditions:

- 1) Provide a grading plan with cut and fill calculations showing balanced grading on site.
- 2) The project provides consistency and appearance, compatibility with the neighborhood, quality architecture and materials and grading appropriate to the site with balanced cut and fill.
- 3) Final Approval can be made on Consent Calendar.

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

The 10-day appeal period was announced.

*** The Board recessed from 3:24 p.m. until 3:34 p.m. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 281 SCHULTE LN****A-1 Zone**

(3:45) Assessor's Parcel Number: 055-230-002
Application Number: MST2008-00264
Owner: Mohamed Moharram

(Proposal for a 3,939 square foot two-story single-family residence including attached 528 square foot two-car garage on a 1.83 acre vacant lot. A modification is requested for encroachment of the structure into the front setback on Schulte Lane. The proposed total of 3,939 square feet is 72% of the maximum guideline FAR.)

(Site Concept Review will precede a concept review of the architecture. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Time: 3:34

Present: Nichol Harding, Architect; Mohamad Moharram, Owner.

Straw vote: how many Members can accept the general site location? 5/1/0 (Bernstein opposed.)

Public comment opened at 3:49 p.m. A letter in opposition from Paula Westbury, and a letter in support from Ms. Schulte were acknowledged. Public comment closed at 3:50 p.m.

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

- 1) Restudy the architecture and site utilization, and their relationship to internal functions, the driveway, parking area, front steps, and landscaping.
- 2) Provide accurate dashed and solid lines on the drawings showing existing and proposed contours.
- 3) Provide floodplain elevations and information.
- 4) Verify sufficient light and ventilation calculations per the Uniform Building Code.
- 5) Provide a landscaping plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2290 LAS TUNAS RD****A-1 Zone**

(4:20) Assessor's Parcel Number: 019-072-014
 Application Number: MST2008-00262
 Owner: Donald Oas
 Agent: Sophie Calvin

(Proposal for a 134 square foot first-floor addition, a 580 square foot second-story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

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

Time: 4:09

Present: Sophie Calvin, Agent; Paul Wolthausen, Landscape Architect; Don Oas, Owner.

Public comment opened at 4:22 p.m.

1. William J. Calise Jr: concerned about rental of guest house; lack of landscaping to shield pool.
2. Don Bobbs: requested landscaped screening for privacy.
3. A letter in opposition from Paula Westbury was acknowledged.

Public comment closed at 4:29 p.m.

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

- 1) Provide calculations for the paved area.
- 2) Study and define the play court.
- 3) Study the garage stone veneer along the grade lines.
- 4) Define the flatwork around the house at 1/8 scale plan.
- 5) Show existing landscaping along east and north property lines.
- 6) Study location of the door at game room.
- 7) Clarify the grading and drainage plans.
- 8) Provide a panoramic photo of the landscaping.

Action: Zink/Carroll, 5/0/1. Motion carried. (Deisler abstained. Mosel absent.)

*****SCHEDULED RECESS FROM 4:57 UNTIL 5:23 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 243 SANTA CATALINA****E-3/SD-3 Zone**

(5:15) Assessor's Parcel Number: 045-162-007
 Application Number: MST2008-00259
 Designer/Owner: Chris Cottrell

(Proposal for a new 409 square foot second-story and major remodeling of the first floor for an existing 1,511 square foot single-family residence with attached one-car carport. The project includes a 256 square foot attached garage and 213 square foot attached carport in tandem configuration, demolition of an existing 104 square foot accessory building, a new detached 117 square foot accessory building, and a 2.2 kilowatt photovoltaic system on the roof of the house. The project is located on a 6,323 square foot lot. The proposed total of 1,890 square feet is 68% of the maximum FAR.)

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

Time: 5:23

Present: Chris Cottrell, Designer.

Public comment opened at 3:35 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy for consistency of materials, roof forms, overhangs and slopes, consistency of existing and new windows.
- 2) Provide a pedestrian-friendly front porch entry and possibility of recessing the entry.
- 3) Study having a garage door at the front rather than a carport.
- 4) Study the second-level deck with regard to the property line setback.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Zink and Mosel absent.)

SFDB-CONCEPT REVIEW (CONT.)**5. 492 LA CUMBRE RD****E-3/SD-2 Zone**

(5:50) Assessor's Parcel Number: 057-170-057
 Application Number: MST2007-00563
 Architect: David Lavender
 Applicant: Guner Tatum
 Owner: Robert Hart

(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 FAR.)

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

Time: 5:53

Present: Guner Tatum, Applicant.

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 return for in-progress review at Full Board with the following comments:

- 1) The west elevation tower window is to match the south elevation tower window.
- 2) Provide a roof plan. Make the tower roof structure symmetrical so roof comes to a point.
- 3) Restudy the balcony over the garage door to be a maximum of 3 feet deep. Study the corbels to be architecturally appropriate.
- 4) Provide details of the fence at the north property line.
- 5) Study the relationship between the arched window and the adjacent roof overhang.
- 6) Provide color board.
- 7) Locate the west elevation garage grills to be centered symmetrically with the bedroom window above.
- 8) The project provides consistency of appearance; compatibility with the neighborhood, quality architecture and materials.

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

The 10-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 26 WADE CT

(6:20) Assessor's Parcel Number: 047-091-037
 Application Number: MST2008-00080
 Owner: Vatter Family Trust 12/11/00
 Agent: Jessica Grant
 Architect: Poirier and David

(Proposal for a new, approximately 4,800 square foot, three-story house including basement, three-car garage, and a pool on a vacant 1.2 acre lot with 54% average slope. The proposal includes 4,150 cubic yards of cut and 250 cubic yards of fill grading for structures, pool, and driveway. A Vacant Site Concept review for structure, pool, and driveway placement will precede a Concept Review of the architecture.)

(Vacant Site Concept Review will precede review of architecture. Comments only; project requires environmental assessment.)

Time: 6:23

Present: Michael David; Paul Poirier; Jasmine Vatter, Owner.

Mr. Limon summarized Environmental Review concerns. Due to site constraints, staff is requiring studies such as: site drainage, treatment of run off, drainage analysis, hydrological report, and geological information. These reports might have eventual impact on the project design.

Public comment for the site location was opened at 6:46 p.m.

1. Gil Barry, opposed: keep development and grading to area of lot, with slopes less than 30%; keep height to two-story maximum; reduce size.

2. Pamela Rodgers, neither: concerned about hillside stability; excessive grading; suggested engineering and geology reports.
3. Joni Chancer, opposed (submitted photos): concerned about aesthetic location; concerned about project size and location.
4. Claudia St. George, opposed: did not speak
5. Edward St George, opposed: did not speak
6. Professor Keller, opposed: concerned about placement on a 55 degree slope; drainage and runoff, pool.
7. Sherman Starr, opposed: would prefer a smaller scale compatible with neighborhood and site.
8. Katherine Starr, opposed: concerned about safety of home and property; cutting slope will undermine stability.
9. Timothy Rodgers, concerns: geology reports have not been provided; ensure conditions imposed by County are adhered.
10. Derrick Westin: concerned building envelope has legal validity; significant that property has provided a view easement to north neighbor; property appears to have been previously graded.

Public comment closed at 7:05 p.m.

Straw vote: How many Board members agree that the site contour at approximately the 70 foot level at the lower part of the road is the maximum extent where grading is to be allowed?
5/1/0. (Bernstein opposed.)

Public comment for the architecture opened at 7:33 p.m.

1. Jeff Chancer opposed: the project is not compatible with the neighborhood. Requests story poles and grade-lines. Checked with Fire Department, fire truck can back and does not require a hammer head.
2. Katherine Starr, opposed: concerned pool and stability during an earthquake.
3. Timothy Rodgers: addressed concern with the project height above 98 feet; requested story pole installation.
4. Derrick Westin: consider building at the lower portion of the lot; there is public access from Braemar Road.
5. Letter in opposition from Lori Rafferty and Paula Westbury was acknowledged.

Public comment closed at 7:41 p.m.

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

- 1) The proposal as submitted is not acceptable due to its size, bulk, and scale, the extent of grading, and the proposed hammerhead.
- 2) Obtain Fire Department comments on alternatives to fire truck access.
- 3) Restudy reducing the size to a maximum of two-stories, and pushing back into the hillside.

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

PRELIMINARY REVIEW**7. 644 CALLE RINCONADA****E-3/SD-2 Zone****(6:55)**

Assessor's Parcel Number: 053-063-010

Application Number: MST2006-00111

Owner: Kenneth and Jane Hahn Family Trust

Architect: Paul Zink

(Revised proposal for the addition of 650 square feet of living space on the first and second floors of an existing 1,703 square foot one-story, single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 470 square foot two-car garage. A zoning modification was approved for encroachment of the garage into the interior yard setback. The resulting two-story single-residence totaling 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

Time: 7:49

Present: Paul Zink, Architect; Kenneth and Jane Hahn; Josh Hahn, Family.

Public comment opened at 7:56 p.m. A letter in opposition from Paula Westbury was acknowledged. Public comment closed at 7:57.

Motion: Preliminary Approval 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 continued indefinitely to the Full Board with the following comments and conditions:

- 1) Show climbing roses on the trellis over the garage door.
- 2) Use a darker color of stucco to be a natural tan.
- 3) Final approval can be made on Consent Calendar.
- 4) Project provides consistency of appearance; compatibility with the neighborhood; quality architecture and materials.

Action: Deisler/Carroll, 4/0/0. Motion carried. (Bernstein absent, Zink stepped down, Mosel absent.)

The ten-day appeal period was announced.

ADJOURNMENT

The Full Board meeting adjourned at 8:14 p.m.

CONSENT CALENDAR**CONTINUED ITEM****A. 1837 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

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

(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 FAR. Planning Commission approval of a coastal development permit is required.)

(Review of as-built sunroom enclosure.)

Sunroom found to be permitted so review is not needed. Review postponed indefinitely until returning from Planning Commission.

CONTINUED ITEM**B. 55 SANTA TERESITA WAY A-1 Zone**

Assessor's Parcel Number: 055-030-066
 Application Number: MST2008-00021
 Owner: Fredrick and Patricia Glenwinkel
 Architect: Rex Ruskauff

(Revised proposal for a 381 square foot ~~second~~^(6/23/08) first-story addition and second-story deck^(6/23/08) for an existing 2,168 square foot two-story single-family house, including attached 476 square foot two-car garage. The project is located on a 4.5 acre lot in the Hillside Design District. The proposed total of 2,549 square feet is 37% of the maximum guideline FAR.)

(In-Progress Review for reduced scope of project.)

Revised 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 continued indefinitely to the Consent Calendar.

NEW ITEM**C. 1724 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-081-006
Application Number: MST2008-00263
Owner: Duard W. Enoch III
Architect: Lesley Stearns

(Proposal to remodel an existing 2,324 square foot single-family residence, including existing 510 square foot attached garage. The project includes replacement of all windows and doors, new stucco exterior, new skylight, new wall in the front-yard ranging from 42 to 72 inches in height, new chimney, remove existing patio structure and greenhouse window and small attached shed, interior remodel, and new landscaping. Square footage will remain at 2,234 square feet on the 8,584 square foot lot in the Hillside Design District and is 70% of the maximum FAR.)

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

Postponed two weeks at the applicant's request.

NEW ITEM**D. 3061 SAMARKAND DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-161-002
Application Number: MST2008-00286
Owner: Gerald and Kimberly Castillo

(Revision to current building permit involving roof and window installations - Previous 2000 project was exempt from design review requirements)

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

Final Approval 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 Approved as noted on the plans.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 11:40 p.m.