



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 18, 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 SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details) | | |
|--|-----------|---|
| CONCEPT REVIEW | Required | <p><u>Master Application & Submittal Fee</u> - (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 folded plans are required at the time of submittal & each time plans are revised.</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> |

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mosel, Zink, Mahan

Members absent: Woolery

Staff present: Boughman, Limon (3:17 to 3:22), Shafer

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 August 4, 2008.

Motion: Approval of the minutes of the Single Family Design Board meeting of August 4, 2008, with corrections.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar of August 11, 2008. The Consent Calendar was reviewed by Deisler, with the exception of the landscaping for Items A, B, and C, reviewed by Carroll.

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

No Consent Calendar was held on August 18, 2008.

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

Mr. Boughman announced that item 2, 1242 Shoreline Drive, and item 3, 1478 Lou Dillon Lane, will be heard in reverse order.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Mr. Mahan reported that the front yard of 1303 Crestline Drive has been paved with permeable paving. Staff will investigate.

MISCELLANEOUS DISCUSSION ITEM:**Measure G - November 2008 Utility Users Tax ballot measure**

Staff Presentation: Robert Peirson, Finance Director

(On July 1, 2008, the Santa Barbara City Council voted to place a measure on the November 4, 2008 ballot to reduce the Utility User's Tax (UUT)) on telecommunications and cable TV from 6% to 5.75% and modernize the tax ordinance. Due to an IRS ruling and changes in telecommunications technology, the City of Santa Barbara could lose approximately \$4 million of its annual \$13 million UUT revenue. The UUT provides funding for essential government services such as police, fire, streets, libraries, parks and recreation. The City's UUT Ordinance was written prior to the introduction of cell phones, voice-over-Internet technology, and other telecommunication methods. The proposed UUT Ordinance will update provisions for telecommunications and specifically exclude Internet access service charges. Modernizing the City's UUT Ordinance as it relates to telecommunications requires a majority approval from City voters.)

(Committee comments are requested.)

Time: 3:09

Present: Robert Peirson, Finance Director

Mr. Peirson made the presentation and was available to answer questions.

Mr. Mahan thanked Mr. Peirson for his presentation, and suggested that City Council consider using the initiative process more often.

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

Assessor's Parcel Number: 055-230-002

Application Number: MST2008-00264

Owner: Mohammed Moharram

(Revised proposal for a 4,571 square foot two-story single-family residence including an attached 720 square foot three-car garage on a 1.83 acre vacant lot. Staff Hearing Officer approvals of modifications are requested for encroachment of the structure into the front setback and to provide guest parking spaces in the front setback on Schulte Lane. The proposed total of 4,571 square feet is 84% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Time: 3:22

Present: James Armstrong, Architect; Mohamed Moharram, Owner.

Public comment opened at 3:34 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study rotating the house or pushing it back to reduce the front setback encroachment. The Board has a concern for a modification for the encroachment of a two-story house close to the road.
- 2) Study reducing the two-story mass of the front elevation.
- 3) Show the proposed 55 foot setback line from the creek.
- 4) Study reducing the tower height.
- 5) Provide more variety of plants behind the house near the creek, suggested Toyon or Elderberry.
- 6) Screen the parking area with evergreen shrubs.
- 7) Reduce the driveway and guest parking area.
- 8) Reduce the balcony massing at the east elevation.
- 9) Study the trellises to be more massive.
- 10) Provide more information about the bollards.

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

SFDB-CONCEPT REVIEW (CONT.)

2. 1242 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-202-009
 Application Number: MST2008-00319
 Owner: Jody Herrick
 Architect: James Zimmerman

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

Time: 4:36

Present: James Zimmerman, Architect; Chuck McClure, Landscape Architect.

Public comment opened at 4:48 p.m.

Derek Westin, representing neighbors John and Elsa Dunion: appreciates the changes to massing, no objection to relocating kitchen, concerned about loss of privacy from the stairway window; proposed tree provides privacy but prefers tree maintained at 14 feet; prefers a shallower roof pitch; suggested moving the outdoor fireplace, concerned about relocating the palm tree.

Public comment closed at 4:55 p.m.

Public comment reopened at 5:05. Derek Westin: Minimize the eave overhang as much as possible. Public comment closed at 5:06.

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

- 1) Provide a color and material board.
- 2) Reduce the roof pitch to 4:12 and correct roof plan discrepancies.
- 3) Study the large staircase window. Study a high wrap around window.
- 4) Provide a side yard hedge which will not block views.
- 5) Relocate the outdoor fireplace. Provide chimney details.
- 6) Provide permeable paving at the driveway.
- 7) The landscaping is acceptable as proposed. It is understood that existing turf is to remain.
- 8) Study having a flat roof on the garage.
- 9) The relocated kitchen and dining room are appreciated.

Action: Mosel/Deisler, 5/1/0. (Bernstein opposed, proposal is too large. Woolery absent.)

SFDB-CONCEPT REVIEW (CONT.)

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 two-story 4,460 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Time: 4:12

Present: Clay Aurell, Architect; Kelly Kish, Project Design Manager.

Mr. Boughman reported that the Environmental Assessment has not been completed.

Public comment opened at 4:25 p.m.

John Manning: Questioned whether the earthquake fault line had been located.

Public comment closed at 4:26 p.m.

Motion: Continued indefinitely to the Full Board pending environmental assessment with the following comments:

- 1) Correct the grading plan contour lines.
- 2) Show the grade lines on the elevations.
- 3) Show all retaining walls on elevations drawings.
- 4) The conceptual/schematic landscape plan is acceptable. Show potted plants on landscape plan.
- 5) Provide a color board and lighting cut sheets.

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

*****THE BOARD RECESSED FROM 5:15 P.M. UNTIL 5:44 P.M.*****

FINAL REVIEW

4. 133 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-061-024
 Application Number: MST2007-00070
 Owner: James E. Moore
 Architect: Alex Pujo

(Proposal to construct a two-level 4,112 square foot single-family residence including a detached 496 square foot accessory art studio building, 427 square foot attached carport, two swimming pools, 981 cubic yards of total cut and fill grading and associated site improvements on a vacant 3 acre lot in the Hillside Design District. The proposed total of 4,112 square feet is 67% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

Time: 5:44

Present: Alex Pujo, Architect; David Black, Landscape Architect.

Public comment opened at 6:04 p.m.

David Berry, neighbor, in support of project but concerned about subcontractors trucks parking on private road access easement, and not adhering to approved working hours.

Public comment closed at 6:10 p.m.

Motion: Final Approval as submitted. Applicant has the option to add two skylights at the kitchen if desired.

Action: Zink/Deisler, 6/0/0. Motion carried. Woolery absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1304 CRESTLINE DR

E-1 Zone

Assessor's Parcel Number: 049-251-001
 Application Number: MST2008-00385
 Owner: Joe Weber and Jillian Reed
 Architect: Dawn Sherry

(Proposal for first- and second-floor additions and replacement of the existing sloped roof with a flat roof for an existing 2,790 square foot two-story single-family residence, including a 415 square foot attached two-car garage on a 10,605 square foot lot in the Hillside Design District. The proposal includes a 413 square foot addition to the first-floor, a 254 square foot addition to the second-floor, a 652 square foot roof deck on top of the first-floor with exterior stairs, a 42 square foot second-story deck, a rear patio, and swimming pool. Staff Hearing Officer approval of a Modification is requested for alterations in the side setback. The proposed total of 3,216 square feet is 84% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Time: 6:13

Present: Dawn Sherry, Architect.

Public comment opened at 6:32 p.m.

Larry Urzua, concerned about loss of privacy because of the proposed roof-top deck.

Public comment closed at 6:34 p.m.

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

- 1) Provide photographs from Modoc Road toward the proposed infinity pool.
- 2) Study relocating the deck fireplace.
- 3) Provide screening walls at both sides of the second floor deck to provide privacy for neighbors.
- 4) Provide screening along the stairway.
- 5) The flat roof contemporary style is acceptable, provide additional details.
- 6) Study the stone and the amount of glass at the garage.
- 7) Study the window proportions at the east elevation.
- 8) Study the parapet height to conceal solar panels.
- 9) Unify and simplify the first floors trellises.
- 10) Glass railing is not acceptable.

Action: Deisler /Carroll, 6/0/0. Motion carried. (Woolery absent.)

CONCEPT REVIEW - NEW ITEM

6. 1122 BEL AIR DR

R-1 Zone

Assessor's Parcel Number: 043-270-008

Application Number: MST2008-00384

Owner: Gerasim Lee and Gladys Monafo

Architect: Dwight Gregory

(Proposal to abate violations in ENF2008-00801 and permit as-built decks, trellises, and spa and revert kitchen sink to bar sink for an existing single-family residence.)

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

Time: 7:08

Present: Dwight Gregory, Architect.

Public comment opened at 7:17 p.m.

A letter in support from Carol Huber was acknowledged.

Public comment was closed at 7:18 p.m.

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 continued indefinitely to the Consent Calendar with the following comments:

- 1) Upgrade the deck railings to comply with the Building Code.
- 2) Screen the deck under-story.
- 3) Construction is compatible with the neighborhood.

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

The 10 day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**7. 321 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-003
Application Number: MST2008-00218
Owner: Eugene Vernon
Designer: Julie Banks

(Revised proposal to demolish the existing one-story 1,765 square foot single-family residence with an attached two-car 400 square foot garage and construct a 2,763 square foot two-story single-family residence including a 407 square foot two-car garage. The total floor area of 2,763 square feet on a 8,276 square foot lot is slightly less than 85 percent of the maximum FAR.)

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

Time: 7:27

Present: Eugene Vernon, Owner/Contractor; Julie Banks, Designer.

Public comment opened at 7:40 p.m. As no one wished to speak, the public comment was closed.

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

- 1) Continue to simplify the architecture.
- 2) Eliminate the stepping back of the front porch.
- 3) Reduce the gable overhangs.
- 4) Correct roof plan discrepancies.
- 5) Study the small privacy trellis to be larger.
- 6) Restudy plant selections for the north property line hedge and for the parkway.

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

ADJOURNMENT:

The Full Board meeting was adjourned at 8:11 p.m.