



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 27, 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. **Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.** 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. On Thursday, October 23, 2008 at 4:00 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.
2. The 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.

The Full Board meeting was called to order at 3:04 p.m. by Chair Mahan.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery (arrived at 3:05), Zink
Members absent: None

Staff present: Boughman, Limon (left at 4:59), Shafer

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of October 13, 2008, as amended.
Action: Zink/Deisler, 7/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar, October 20, 2008. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Erin Carroll.
Action: Carroll/Mosel, 7/0/0. Motion approved.

Motion: Ratify the Consent Calendar, October 27, 2008. The Consent Calendar was reviewed by Glen Deisler with landscaping reviewed by Denise Woolery.
Action: Zink/Woolery, 7/0/0. Motion approved.

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

1. Mr. Boughman announced the following changes to the agenda:
 - a) The applicant for Item 2, 1708 Chino Street, has requested a two week postponement.
 - b) Item 5, 110 Ontare Hills Lane will be heard at 3:45.
2. Jaime Limon announced that an appeal of 1057 Arbolado has been filed and is scheduled to be heard by City Council on Tuesday, November 25. It was requested that a representative from the Board attend.
3. Chair Mahan requested the Board to focus questions of the applicant; and focus on big issues before the details.

E. Subcommittee Reports.

No reports.

F. Possible Ordinance Violations.

No violations reported.

SFDB-CONCEPT REVIEW (CONT.)**1. 2222 SANTA BARBARA ST****E-1 Zone**

(3:15) Assessor's Parcel Number: 025-202-011
 Application Number: MST2008-00463
 Owner: Lorenzo and Angelina Martel Trustees
 Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires construction-related condition.)

Actual time: 3:21

Present: Charles McClure, Landscape Architect; Ubaldo Diaz, Project Manager.

Public comment opened at 3:30 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many Board members find curved walls as presented acceptable? 5/2/0.
 (Carroll/Woolery opposed.)

Motion: Preliminary Approval of the project 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 on Consent Calendar with the following comments:

- 1) The Board appreciates the applicant listening to their previous comments.
- 2) Show the existing planter along adobe wall on the site plan.
- 3) Study piping the bioswale drain to the gutter; workout details with Public Works prior to Consent Calendar.
- 4) Provide a detail for the new automatic gates to be reviewed at Consent Calendar.
- 5) Show proposed removal of wrought iron at windows.
- 6) Stone pilasters at front walls to be no taller than 42 inches high.
- 7) The project provides real stone veneer; extends the amount of landscape; the addition matches the existing and is appropriate to the neighborhood and the Mission Design District.

Action: Zink/Deisler, 7/0/0. Motion approved.

The ten-day appeal period was announced.

PRELIMINARY REVIEW**2. 1708 CHINO ST****R-2 Zone**

(3:45) Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer approval of a Modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-08.)

Postponed two weeks at the applicant's request.

***** THE BOARD RECESSED FROM 4:05 UNTIL 4:23 P.M. *****

DISCUSSION ITEM

(4:15) The Brown Act and State Conflict of Interest Regulations
Stephen Wiley, City Attorney, and Scott Vincent, Assistant City Attorney.

Actual time: 4:23

Present: Stephen Wiley, City Attorney, and Scott Vincent, Assistant City Attorney.

Mr. Wiley and Mr. Vincent provided information and responded to questions from the Board.

Mr. Wiley distributed a Brown Act Guide from the League of California Cities and explained Brown Act posting requirements. He encouraged Board members to contact the Office of the City Attorney with any general questions or for "issue spotting." Board members were encouraged to ensure that discussions and deliberations take place in public meetings to allow public participation. It is easy with e-mail to slip into deliberations, and beware of serial discussions if replying to all recipients of e-mails. When information is provided by e-mail, subsequent discussion should only take place in a public meeting. Avoid meeting individually with applicants, or be sure to just listen. Discussion of items not on the agenda should not take place but should be requested to be placed on a future agenda for discussion. Board members can request that staff gather information to be placed on an agenda.

The Fair Political Practice Commission (FPPC) guides Board members in conflicts of interest. It may be presumed for a Board member to have a financial interest in a project within a 1000 foot radius. Beyond 1000 feet no financial interest is presumed. The value of individual homes could be impacted positively or negatively. The Political Reform Act does not deny board member participation as a member of the public when a project has an impact. If participating as a member of the public, a board member may make public comment and then must immediately leave the room. If a Board member is disqualified from decision making, that includes making phone calls and sending e-mails.

The FPPC created the Sole Practitioner Exception to allow a Board member who is an architect, engineer, or other related professional to present projects before their own board. The exception does

not apply if the member has a partner who has expertise to make the presentation. A Board member who is a sole practitioner should only present the project and answer technical questions and not attempt to influence the decision.

The Board thanked Mr. Wiley and Mr. Vincent for their presentation. No action was required.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 44 LAS ALTURAS CIR

A-1 Zone

(4:50) Assessor's Parcel Number: 019-130-013
 Application Number: MST2008-00441
 Owner: Michael and Jann Jaffe Trust
 Architect: Rios Clementi Hale Studios
 Applicant: John Madden

(Proposal for 755 square feet of additions, a new landscape plan including tree removals, repaving the driveway and 212 cubic yards of grading. The existing 3,784 square foot one-story single-family residence, including a 477 square foot two-car garage, is located on a 35,238 net square foot lot in the Hillside Design District. The proposed total of 4,539 square feet is 93% of the maximum guideline FAR.)

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

Actual time: 4:59

Present: John Madden, General Contractor/Applicant; Michael Poirier, representing Rios Clenti Hale Studios.

Public comment opened at 5:08 p.m. As no one wished to speak, public comment was closed.

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

- 1) The architecture is acceptable as presented.
- 2) Provide a drainage plan, including the motor court and addition.
- 3) Redesign or lower the site walls to comply with guidelines for height and stepping back. Provide sections showing step up from road to architecture.
- 4) Provide a preliminary landscape plan.
- 5) Consider adding permeability to driveway and motor court.
- 6) Provide guardrail information.
- 7) Break up the proposed landscaping on Las Alturas, consider hanging vines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2330 SONORA DR****E-1 Zone**

(5:25) Assessor's Parcel Number: 049-183-002
 Application Number: MST2008-00467
 Owner: Byron and Hannah Robinson
 Architect: Jim Zimmerman

(Proposal for first and second floor additions and a new garage for an existing 1,814 square foot two-story single-family residence. The additions consist of 784 square feet for the first floor, 1,034 for the second floor, and a new 478 square foot attached two-car garage. The project includes demolition of the existing 448 square foot attached two-car garage and 75 cubic yards of recompaction grading. The proposed total of 4,110 square feet on the 17,430 square foot lot in the Hillside Design District is 93% of the maximum guideline FAR.)

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

Actual time: 5:29

Present: Jim Zimmerman, Architect; Charles McClure, Landscape Architect; Byron Robinson, Owner.

An e-mail from Stephen Weatherford and Lorraine McDonnell expressing concerns was paraphrased.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

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

- 1) Restudy the design to reduce the mass.
- 2) Continue working on the architectural detailing.

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

FINAL REVIEW (Item 5 was heard out of order)**5. 110 ONTARE HILLS LN****A-1 Zone**

(6:00) Assessor's Parcel Number: 055-160-057
 Application Number: MST2008-00061
 Owner: Karen Graham
 Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% 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.)

(The project was revised with an additional 206 square feet. The proposed total of 5,626 square feet is 114% of the maximum guideline FAR.)

Actual time: 3:50

Present: Bill Wolf, Architect.

Public comment opened at 3:55 p.m. As no one wished to speak, Public comment was closed.

Motion: Continued to Consent Calendar for Final Approval with the following comments:

- 1) The roof at master bedroom closet to be hipped.
- 2) Extend the lower roof at area 9 of the east elevation.
- 3) Provide a landscape plan.
- 4) The proposed addition is in substantial conformance with the preliminary approval.

Action: Zink/Mosel, 5/1/0. Motion carried. (Woolery stepped down. Bernstein opposed, not in conformance with guideline FAR, sets a bad precedent for the subdivision.)

ADJOURNMENT

The Full Board adjourned at 6:18 p.m.

CONSENT CALENDAR

NEW ITEM

A. 2026 GILLESPIE ST R-1 Zone

Assessor's Parcel Number: 043-081-021
 Application Number: MST2008-00484
 Owner: Carol Mchenry and Gregory Smith
 Architect: Jolie Wah

(Proposal to demolish a 300 square foot carport and construct a 266 square foot attached single-car garage with a 137 square foot roof deck above the garage. The existing 931 square foot two-story single-family residence and 158 square foot accessory building are located on a 5,142 square foot lot. The total proposed 1,355 square feet is 55% of the maximum FAR.)

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

Continued indefinitely to Consent Calendar with the following comments: 1) Consider eliminating the deck and stairs above garage. 2) Provide color board and light fixture cut sheet.

REVIEW AFTER FINAL**B. 537 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-010
Application Number: MST2007-00102
Owner: CLDMJA Realty LLC
Architect: David Winitzky
Landscape Architect: Derrick Eichelberger

(Proposal to construct a 1,954 square foot one-story single family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single family residence and attached 497 square foot two-car garage.)

(Review After Final for changes to landscape plan including new landscaping, irrigation, and terraces.)

Public comment: Joan Siegel.

Preliminary 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 and return on Consent Calendar. 1) Provide details for the front entry portico, pool fence, fountain, and outdoor lighting. 2) Provide color board. 3) The landscaping looks good, provides quality materials and workmanship, and the project is downsized.

NEW ITEM**C. 242 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-025
Application Number: MST2008-00483
Owner: Louis Joseph Dene
Architect: Karl Kras
Applicant: Jen Tomasella

(Proposal for a new pool, decks, spa, and ground-mounted solar panels. There would be 60 cubic yards of cut grading to be exported. The existing single-family residence is located on a 34,289 square foot lot in the Hillside Design District.)

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

Preliminary 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 and continued one week on Consent Calendar. 1) Provide details of the fence and pool equipment. 2) Show planting at top of slope. 3) Show lighting. 4) The site is private with plenty of room for the project.

NEW ITEM**D. 1250 BEL AIR DR E-1 Zone**

Assessor's Parcel Number: 049-231-012
 Application Number: MST2008-00490
 Owner: Nyun-Han Family Revocable Trust
 Architect: Gil Berry

(Proposal to replace the driveway, add walkways, and landscaping at the front of an existing 4,000 square foot single-family residence on a 19,800 square foot lot in the Hillside Design District.)

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

Final Approval as noted 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. The extent of paving is approved as noted on the plans.

FINAL REVIEW**E. 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.)

Final Approval as submitted.

NEW ITEM**F. 1021 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-113-053
 Application Number: MST2008-00478
 Owner: Michael Orlich and Tim Sulger
 Designer: Ray Ames

(Proposal for two upper-level decks totaling 380 square feet at the rear of the existing 3,655 square foot two-story single-family residence. The project includes two new windows and a new door and demolition of the existing rear upper-level deck. The project is located on a 24,667 square foot lot in the Hillside Design District.)

(Comments only; project requires environmental assessment.)

Continued two weeks to Consent Calendar. 1) Show detail of rail post on top of corbel. 2) Study reducing north master bedroom deck.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping reviewed by Denise Woolery. Planning Staff: Tony Boughman.