



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 05, 2009

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](http://www.SantaBarbaraCa.gov)

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 at the time of submittal &amp; 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 &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><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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 SFDB 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 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.
- **APPEALS:** 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](http://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 Wednesday, December 31, 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](http://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.**

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

**ROLL CALL:**

Members present: Bernstein, Carroll, Deisler (3:07), Mahan, Mosel, Woolery, Zink.

Members absent: None.

Staff present: Boughman, Limon (3:18 to 3:32) , 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 December 22, 2008, as amended.

Action: Bernstein/Carroll, 7/0/0. Motion carried. (Zink abstained from items 5 through 7.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar December 29, 2008. The Consent Calendar was reviewed by Glen Deisler.

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

Motion: Ratify the Consent Calendar January 5, 2009. The Consent Calendar was reviewed by Deisler with the exception of the landscaping, reviewed by Erin Carroll.

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

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

- 1) Paul Zink will step down from item #2, 1651 Sycamore Canyon Rd, and #4, 2105 Anacapa St.
- 2) Glen Deisler will not attend the January 20<sup>th</sup> meeting. Mr. Mahan will attend the Consent Calendar in his absence.

- E. Subcommittee Reports.  
None.
- F. Possible Ordinance Violations.  
None.
- G. Election of Officers for 2009.

Election results: Chair: Mahan; Vice-Chair: Zink

### **DISCUSSION ITEM (CONT)**

#### **(3:15) Tea Fire Review Process**

Staff: Jaime Limon, Senior Planner

Actual time: 3:18

Mr. Mahan provided a debriefing of the December 29, 2008 Tea Fire consultations at 312 Sherman Road, 1865 Stanwood Drive, and 444 Conejo Road.

Consultations are limited to a single meeting. Plans and landscape plans are not always prepared for the meeting but the applicants bring archive plans. Mr. Poirier and Ms. O'Reilly-Rogers will prepare handouts to provide applicants with architecture and landscape design information. It was reported that consultation meetings consist of reviewing aerial photographs of the neighborhood, an attempt is made to identify former neighborhood density, then, if available, site plan and elevations are reviewed. Because there is short notice when Tea Fire consultations are requested, Mr. Boughman reported that an e-mail will be sent to all volunteers requesting that they be available with little notice for the following Monday's meeting. It was reported that Mr. Hausz is the designated alternate for Bill Mahan to attend Tea Fire Consultations during February while Mr. Mahan is away. It was suggested that information be provided about which are acceptable and unacceptable modular homes. It was reported that a list of modular home manufacturers is available the latest Dwell magazine. Landscaping is an important consideration for recreating neighborhood character. It was reported that cutting down and pruning of trees should be postponed for 2 years to determine whether a burned tree will survive.

Public comment: a letter from Paula Westbury addressing issues of rebuilding larger houses, preservation of trees, and environmentally-friendly design was acknowledged.

**FINAL REVIEW****1. 122 LA PLATA****E-3/SD-3 Zone**

**(3:25)** Assessor's Parcel Number: 045-211-016  
 Application Number: MST2004-00823  
 Owner: David Shapiro  
 Agent: Alicia Harrison  
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a Modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

Actual time: 3:32

Present: Dawn Sherry, Architect.

Public comment opened at 3:43 p.m. The following interested parties spoke in favor or opposition: Mac Bakewell, opposed: prefers more sunlight on his south wall to prevent mold. Mr. Bakewell thanked the Board and the Architect for their patience with the project.

Public comment closed at 3:48 p.m.

**Motion: Continued to the Consent Calendar with the following comments:**

- 1) Revise the front door truss to show connection to the posts and beams below.
- 2) Increase size of outriggers that support the bay windows to a 6x member.
- 3) Provide complete window details of the pop-out and the flush-in-plane windows.
- 4) Update sheet T1.2 window sill detail to reflect the current elevation.
- 5) Provide a grayer green to be true sage green, and modify the door color accordingly.
- 6) Provide a landscape plan addressing new trees and their potential height. Restudy the canopy tree location.

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

**PRELIMINARY REVIEW****2. 1651 SYCAMORE CANYON RD****A-1 Zone**

**(3:55)** Assessor's Parcel Number: 019-290-001  
 Application Number: MST2007-00121  
 Owner: Assad Mora  
 Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 1,391 square feet of additions, a 500 square foot pool house, a one-car carport, and 50 cubic yards of cut and fill grading. Staff Hearing Officer approval of a Modification is requested to allow more than 500 square feet of accessory space. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 6,661 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

Actual time: 4:09

Present: Peter Hunt, Architect; Tava Ostrenger, Attorney, City Attorney's office.

Staff comments: Ms. Ostrenger reported that the project is a high priority enforcement case and requested that if the project is continued for Preliminary Approval it be continued to a date certain.

Public comment opened at 4:21 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

**Motion: Continued two weeks to the Full Board with the following comments:**

- 1) The proposal is not supportable as presented.
- 2) Study simplifying and reducing the entry hall.
- 3) Study simplifying the second-floor roof to be more conventional.
- 4) Provide a 3-D modeling study.

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

**IN-PROGRESS REVIEW****3. 49 SANTA TERESITA WY****A-1 Zone**

**(4:25)** Assessor's Parcel Number: 055-030-065  
 Application Number: MST2008-00158  
 Owner: Lauri Deanne Hamer  
 Architect: John Beauchamp  
 Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

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

Actual time: 4:48

Present: John Beauchamp, Architect; Lane Goodkind, Landscape Architect.

The applicant was directed to clarify with staff which Planning Commission Resolutions are still pertinent and to reproduce them on the plans.

Public comment opened at 4:57 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

**Motion: Continued to the Consent Calendar with the following comments:**

- 1) Move the back flow device back to better screen from public view.
- 2) Update the water compliance statement.
- 3) Relocate the main water line location as shown on the irrigation plans.
- 4) Relocate the canopy trees pursuant to fire safety regulations. Obtain Fire Department approval on landscape plan prior to returning to Consent Plan.

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

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

#### **4. 2105 ANACAPA ST**

**E-1 Zone**

**(4:55)**

Assessor's Parcel Number: 025-242-011

Application Number: MST2008-00311

Owner: Barbara E. Mathews Revocable Trust

Architect: Britt Jewett

(Proposal to demolish an existing 2,274 square foot single-family residence and detached 340 square foot garage and construct a new 3,729 square foot two-story single-family residence including attached 420 square foot two-car garage. The project is located on a 9,448 square foot lot in the Mission Area Special Design District. Staff Hearing Officer approvals of Modifications are requested for alterations in the front setbacks and for terraced patios to be located in the open yard area. The proposed total of 3,549 square feet includes a 210 square foot reduction for the garage being partially below grade, and is a few square feet less than 100% of the maximum FAR.)

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

Actual time: 5:08

Present: Britt Jewett, Architect; Barbara Mathews and Michael Zirolli, Owners.

Public comment opened at 5:15 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Mr. Jewett submitted a petition in support of the project signed by 26 neighbors.

Public comment was closed.

Straw vote: how many can support a recommendation to the Staff Hearing Officer to grant the modifications. 3/3/0.

**Motion: Continued to the Staff Hearing Officer with the following comments:**

- 1) Some Board members do not support the modification request or the current design because the existing structure in the 30 foot setback is too close to the corner, other structures on Anacapa Street are set back. The project appears too linear. The length along the street has the appearance of being excessive in length and mass and should be reduced in size.
- 2) Some Board members do support the modification request and the current design because the existing single-story house which is already in the setback will be retained in the new design, alterations within the setbacks are reasonable, and the whole Board agrees the design is very nice.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 411 SAMARKAND DR****E-3/SD-2 Zone****(5:30)**

Assessor's Parcel Number: 051-163-003

Application Number: MST2008-00576

Owner: William Donley

Designer: Ruben Carmona, R. I. Design and Construction

(Proposal for a 648 square foot two-story addition to an existing 1,298 square foot two-story single-family residence. The existing 443 square foot detached two-car garage will remain on the 9,000 square foot lot. The total proposed 2,389 square feet is 70% of the maximum floor-to-lot-area ratio.)

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

Actual time: 5:46

Present: William Donley, Owner; Ruben Carmona, Designer.

Public comment opened at 5:49 p.m.

Two letters expressing concerns received from Mary Auchincloss-Del Bonis, and Paula Westbury were acknowledged.

Public comment was closed.

**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 continued to Consent Calendar with the following comments:**

- 1) Applicant to contact and review project with neighbor, Mary Auchincloss-Del Bonis.
- 2) Review lower level bathroom layout with Planning Staff.
- 3) Provide a color and materials board to match existing.
- 4) Show sandstone base at addition.
- 5) Provide additional information about connection of the existing trellis to the house.
- 6) Show roof drainage details.
- 7) Correct drawings to show correct FAR calculations.
- 8) The addition is not higher than the existing ridge; grading is minimal; the design will blend with the existing style of house; detail will be nice with stone base.

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



**ADJOURNMENT**

The Full Board meeting adjourned at 6:00.

**CONSENT CALENDAR (11:00)****REVIEW AFTER FINAL****A. 1600 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-172-013  
 Application Number: MST2007-00123  
 Owner: Jack Benadon and Kathleen Meehan  
 Architect: James Zimmerman

(Proposal to add 458 square feet first- and 470 square feet second-story additions to an existing 1,528 square foot one-story single-family residence and to replace the existing attached 409 square foot two-car garage with a new 410 square foot two-car garage. Also proposed are a 254 square foot roof deck and a 225 square foot veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,875 square feet is 91% of the maximum FAR.)

**(Review After Final for change of roof material and revision to retaining wall adjacent to garage.)**

Approval of the Review After Final with conditions: 1) roof to be Presidential Shake Autumn Blend; 2) wall to be 42 inch maximum height per Zoning Ordinance.

**FINAL REVIEW****B. 998 SYCAMORE CREEK LN A-1 Zone**

Assessor's Parcel Number: 021-050-061  
 Application Number: MST2007-00507  
 Owner: Marie Burke  
 Designer: Susan Sherwin

(Proposal to construct a 4,188 square foot two-story single-family residence including an attached 539 square foot two-car garage and 357 square foot artist studio. The proposal includes approximately 3,400 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 4,188 square feet is 55% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission Resolution No. 039-92. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

Final Approval with conditions: 1) provide lower water usage compliance statement on plans; 2) add weather-based irrigation controller.

**NEW ITEM****C. 1115 CLIFF DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-061-004  
Application Number: MST2008-00570  
Owner: Kathryn L. Tory Wagoner  
Architect: James Bell

(Proposal for the repair and reconstruction of an attached 354 square foot two-car garage. The project includes demolition of 186 square feet of portions of laundry and storage areas, demolition of a 308 square foot deck and construction of a 410 square foot deck. The project will abate violations in ENF2008-00876. The 9,500 square foot lot contains two units and is legal, non-conforming as to residential density.)

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

Final Approval as submitted 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.

**NEW ITEM****D. 1334 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-251-019  
Application Number: MST2008-00596  
Owner: Pamela Lotwin Trust  
Architect: Pujo and Associates

(Proposal to remodel the facade, including a 77 square foot front porch enclosure, conversion of part of this floor area to a new bathroom, and removal of new window openings on garage so that no Modification is required. The total of 2,107 square feet on the 9,871 square foot lot in the Hillside Design District is 57% of the maximum FAR.)

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

Final Approval 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 with conditions: 1) provide planters at each side of front door; 2) window is to be replaced like for like. The massing is unchanged and is compatible with existing and an improvement to the architecture.

Items on Consent Calendar were reviewed by Glen Deisler with the exception of landscaping reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.