



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, February 02, 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)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<u>Master Application &amp; 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.
<b>PRELIMINARY REVIEW</b>	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 &amp; 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.
<b>FINAL &amp; CONSENT</b>	Required	Same as above with the following additions: <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. <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 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 January 28, 2009 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 3:03 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery (arrived at 3:07), Zink  
Members absent: None

Staff present: Boughman, Limon (present 4:50 to 5:28); 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 January 20, 2008, as amended.  
Action: Bernstein/Zink, 6/0/0. Motion carried. (Woolery absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of January 26, 2009. The Consent Calendar was reviewed by Deisler.  
Action: Bernstein/Zink, 6/0/0. Motion carried. (Woolery absent.)

Motion: Ratify the Consent Calendar of February 2, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping reviewed by Erin Carroll.  
Action: Zink/Carroll, 6/0/0. Motion carried. (Woolery absent.)

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

Mr. Boughman announced that Item 5, 1409 La Cima Road has been postponed indefinitely at the applicant's request.

**E. Subcommittee Reports.**

No reports.

## F. Possible Ordinance Violations.

No violations reported.

**DISCUSSION ITEM (CONT.)****(3:15) TEA FIRE CONSULTATION PROCESS**

Staff: Jaime Limón, Senior Planner

Mr. Boughman reported for Mr. Limón on current Tea Fire review progress. The Board conducted a site visit on January 30 to the Mountain Drive, Coyote Road, and Westmont areas. Work completed to date has been 43 appointments with Staff, records research by volunteers of 12 properties, Consultation reviews of 12 properties, Consent Calendar reviews of 19 properties, and SFDB approvals of 15 projects, and one modification approval. It was agreed that should a TEA Fire applicant wish to go forward with a proposal that was not received favorably at a Consultation review, the proposal should be referred to the Full Board.

**FINAL REVIEW****1. 309 PALISADES DR****E-3/SD-3 Zone**

**(3:25)** Assessor's Parcel Number: 041-325-009  
 Application Number: MST2008-00392  
 Owner: James Mitchell Jr.  
 Architect: Dawn Sherry

(Proposal to demolish an existing 302 square foot two-car attached carport with a 237 square foot deck above. The project has been revised to replace the carport and deck with a new 457 square foot two-car attached garage and a 307 square foot second-story addition above the proposed garage. The existing 1,368 square foot two-story single-family residence is located on an 8,016 square foot lot in the coastal zone. Staff Hearing Officer approval of a Zoning Modification is requested for the garage to encroach into the interior setback. The proposed total of 2,132 square feet is 67% of the maximum FAR.)

Actual time: 3:11

Present: Dawn Sherry, Architect; James Mitchell, Owner.

Public comment opened at 3:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of the project with the following conditions:**

- 1) The chimney will be flush with the exterior wall, and the Chimney cowling shall be 3.5 inches or less in thickness. The chimney height is not to exceed 30 inches above the roof.
- 2) Staff to verify that the Modification is in substantial conformance.
- 3) Staff to review light fixture and verify compliance with the Outdoor Lighting Ordinance.

Action: Zink/Woolery, 5/0/1. (Carroll abstained, Bernstein stepped down.)

**\*\*\*\* THE BOARD RECESSED FROM 3:27 TO 3:50 P.M. \*\*\*\***

**SFDB-CONCEPT REVIEW (CONT.)****2. 2115 ANACAPA ST****E-1 Zone**

**(3:55)** Assessor's Parcel Number: 025-242-008  
 Application Number: MST2008-00544  
 Owner: Samuel Manning Welch  
 Applicant: Wade Davis Design

(Revised proposal for a 500 square foot one-story detached accessory building. The project is located to the rear of the existing 1,835 square foot single-family residence, including a 268 square foot one-car garage, located in the Mission Area Special Design District. The proposed total of 2,335 square feet on the 9,750 square foot lot is 64% of the maximum FAR.)

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

Actual time: 3:50

Present: Akiko Wade-Davis and Jim Davis, Designers; Mrs. Welch, Owner.

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

**Motion: Preliminary Approval of the project 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, and continued to Consent Calendar with the following comments:**

- 1) Colors and details should match existing.
- 2) Study increasing the overhang on north and south elevations.
- 3) The project provides neighborhood compatibility, quality building materials, and honors all setbacks.

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

**\*\*\* THE BOARD RECESSED FROM 4:03 UNTIL 4:17 P.M. \*\*\***

**SFDB-CONCEPT REVIEW (CONT.)****3. 54 ALAMEDA PADRE SERRA****E-1 Zone**

**(4:25)** Assessor's Parcel Number: 015-151-025  
 Application Number: MST2007-00635  
 Owner: Juan Perez Jasso  
 Designer: Daniel Melville

(Proposal to construct a 206 square foot first-story addition, a 456 square foot second-story addition, a new front entry, alterations to an existing 350 square foot detached carport with an attached storage area, and exterior alterations to include a new 165 square foot roof deck. The proposal includes abatement of as-built violations by removing interior cabinets, counters, sinks and other "as-built" construction. The existing 2,266 square foot single-family residence is located on a 10,087 square foot lot in the Hillside Design District. The proposed total of 2,928 square feet is 77% of the maximum FAR.)

**(Third Concept Review. Comments only; project requires environmental assessment.)**

Actual time: 4:17

Present: Daniel Melville, Designer.

Public comment opened at 4:26 p.m.

A public comment letter from Paula Westbury was acknowledged.

Karen Lubba, questioned whether carport will be closed; if enclosed will it be housing; and why a deck on top of carport. Concerned about noise and activity, and the appearance of a second garage.

Public comment closed at 4:28 p.m.

**Motion: Deny the application without prejudice with the following comments:**

- 1) Parking in the front yard is not acceptable to the Board.
- 2) Carry forward comments 2, 3, 4, and 5 from the motion of November 24, 2008 as follows:
  2. The deck is to be removed in its entirety and replaced with balcony or balconies that conform to High Fire and Neighborhood Preservation Ordinance requirements.
  3. Review the parking area with Transportation Planning staff for the design of two-car covered parking area that abates parking in the front yard.
  4. The excessive paving in the front yard setback which has the potential for front yard parking is not acceptable. Study relocating the garage as discussed or altering the garage design to accommodate the back out area not in the front yard setback.
  5. Return details of the fence and gate.

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

The ten-day appeal period to City Council was announced.

## **PRELIMINARY REVIEW**

### **4. 1651 SYCAMORE CANYON RD**

**A-1 Zone**

**(4:55)** 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, and 50 cubic yards of cut and fill grading. 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 6,197 square feet is 34% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

Actual time: 4:46

Present: Peter Hunt, Architect.

Public comment opened at 5:05 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment closed.

**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 continued four weeks to the Full Board for in-progress review with the following comments:**

- 1) The project is going in the right direction.
- 2) Provide a landscape plan.
- 3) Provide details including chimneys, lighting, balustrade, and deck surface materials.
- 4) The project size, bulk, and scale are compatible with the neighborhood; provides high quality materials and architectural details, and cohesive classical architectural style.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Zink stepped down.)

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **5. 1409 LA CIMA RD**

**R-1 Zone**

**(5:25)**

Assessor's Parcel Number: 041-010-025

Application Number: MST2007-00270

Owner: Chris Brown

Architect: CSA Architects

(Second major revision. Current proposal is to construct a two-story 4,189 square foot single-family residence including a basement and an attached 725 square foot three-car garage. Concept comments are requested for the garage to exceed 500 square feet. The proposal includes a 570 square foot second-story deck. Proposed grading is 700 cubic yards of cut, 250 cubic yards of fill, with 450 cubic yards to be exported. The existing one-story 1,220 square foot single-family residence and detached 340 square foot garage will be demolished. With the lower-level square footage reduced 50% for being below grade, the proposed total of 4,189 square feet on the 19,745 square foot lot in the Hillside Design District is 94% of the maximum guideline FAR.)

**(Third Concept Review.)**

Postponed indefinitely at the applicant's request.

**\*\*\*THE BOARD RECESSED FROM 5:28 UNTIL 5:42 P.M.\*\*\***

**PRELIMINARY REVIEW****6. 1151 ALAMEDA PADRE SERRA****E-1 Zone**

**(5:55)** Assessor's Parcel Number: 029-282-003  
Application Number: MST2008-00417  
Owner: Johannes and Ursula Bauer  
Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum FAR.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 092-08.)**

Actual time: 5:42

Present: Gary Mosel, Designer; Michael Hoffman, Attorney for Owner.

Public comment opened at 5:48 p.m.

A public comment letter from Paula Westbury was acknowledged.

Public comment was closed.

**Motion: Preliminary Approval 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 as and return on Consent Calendar with the following comments:**

- 1) Show Staff Hearing Officer conditions on the plans.
- 2) The architectural character of the project is suitable for the Santa Barbara environment, lessens the impact of garage size, bulk, and scale; and provides high quality details and materials.

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

**ADJOURNMENT**

The Full Board meeting was adjourned at 5:56 p.m.

**CONSENT CALENDAR (1:00)**



**FINAL REVIEW****A. 110 ONTARE HILLS LN****A-1 Zone**

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.)

**(Final approval of landscaping is requested.)**

Final Approval of landscaping with conditions: 1) update compliance statement; 2) show weather-based controller; 3) plans show compliance with Planning Commission development envelope.

**CONTINUED ITEM****B. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020  
Application Number: MST2009-00023  
Owner: Jose R. Flores  
Contractor: Manuel Contreras

(Proposal to relocate a portion of existing 7 foot- 6 inch tall retaining wall and construct a new stucco wall extension 100 linear feet on a vacant site. This site is located in the Hillside Design District and is a Tea Fire damaged property. Rebuild of the residence and garage is under separate review.)

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

Final Approval with conditions: 1) add 3 ceanothus plants; 2) wall plans approved as noted; 3) landscape plans to include compliance statement and comply with those guidelines.

**NEW ITEM****C. 403 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-008  
Application Number: MST2009-00016  
Owner: Richard Curtis  
Applicant: Kelly Voyson  
Engineer: EDL Structural Engineering

(Proposal to rebuild a one-story w/partial basement single-family residence and attached two-car garage destroyed in the Tea Fire. The proposal includes minor additions of 56 square feet to kitchen area and 78 square foot addition to east side of house, resulting in a 1,346 square foot one-story single-family residence with a 482 square foot basement, a 483 square foot attached garage and three decks that total 250 square feet. The total of 2,311 square feet on the 21,067 square foot lot located in the Hillside Design District is 49% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Zoning Modification may be requested if minor additions or alterations to the garage are proposed in the setbacks.)

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

Final Approval of the architecture 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 with conditions: 1) continue working on landscape plan with a professional and return to Consent Calendar; 2) separate the citrus trees from the deck; 5) guardrails must be 42 inches; 6) stucco color to be La Habra Sandstone; 7) paint all exposed wood dark brown; 8) exterior lighting to comply with Lighting Ordinance; 8) Creeks Division to review landscape plan; 9) basically the same bulk, mass and scale, and materials.

**NEW ITEM****D. 1635 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-006  
Application Number: MST2009-00028  
Owner: Barbara Anderson Trust  
Designer: Al Winsor

(Proposal to demolish an existing 240 square foot third-story deck and replace it with a 330 square foot deck and permit an as-built retractable awning above the deck. The deck is located at the rear of an existing single-family residence on a 5,222 square foot lot in the Hillside Design District.)

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

Postponed indefinitely at the applicants request.

**NEW ITEM****E. 317 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-025  
Application Number: MST2009-00024  
Owner: Dor Stampeli

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two foot higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing Officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum floor to lot area ratio.)

**(Comments only; project requires Staff Hearing Officer approval of Modifications.)**

Continued to the Staff Hearing Officer with comments: 1) provide photographs of existing landscaping, roof tear sheet, colors and materials board; 2) remove deck from setback, the deck may be extended to east side; 3) Modification request for the stair at northwest corner in setback and higher house in setback are supportable given the low roof; 4) the proposed roof is better than rolled roofing.

**CONTINUED ITEM****F. 1435 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-320-019  
Application Number: MST2009-00007  
Owner: Daniel Gibbings  
Architect: Larry Graves

(Proposal to permit the as-built conversion of an existing 220 square foot, second-floor deck to habitable living space on a 40,592 square foot parcel in the Hillside Design District. Approval of this project will abate enforcement case ENF2008-01204.)

**(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 with conditions: 1) match the style, trim and color of existing house; 2) window trim and header detail to match existing house; 3) massing goes well with existing two-story and is consistent in appearance.

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