



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, August 17, 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 SFDB 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.
- 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 Thursday, August 13, 2009 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](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 3:06 p.m. by Chair Mahan.

**ROLL CALL:**

Members present: Bernstein (in at 3:09), Carroll (in at 3:07, out at 6:10), Deisler (in at 3:07), Mahan, Zink  
Members absent: Mosel, Woolery  
Staff present: Boughman, Limon (in from 3:30 to 3:32; and 3:51 to 5:06), 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 August 3, 2009, as amended.  
Action: Zink/Deisler, 4/0/1. Motion carried. Bernstein abstained. Zink abstained from item #7. (Woolery absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of August 10, 2009. The Consent Calendar was reviewed by Deisler with the exception of the landscaping for Items A through D, reviewed by Erin Carroll  
Action: Carroll/Deisler, 5/0/0. Motion carried. (Mosel and Woolery absent.)

Motion: Ratify the Consent Calendar of August 17, 2009. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items A through E, reviewed by Erin Carroll.  
Action: Zink/Bernstein, 5/0/0. Motion carried. (Mosel and Woolery absent.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.**
- a. Denise Woolery will be absent today.
  - b. Erin Carroll announced that he will step down Item 5, 803 Rametto Road.
  - c. Erin Carroll announced that he will not attend Consent Calendar on August 24 and 31.

- E. Subcommittee Reports – No reports.
- F. Possible Ordinance Violations – None.

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

#### **1. 1304 CRESTLINE DR**

**E-1 Zone**

**(3:15)** 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 floor to lot area ratio.)

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

Actual time: 3:12

Present: Dawn Sherry, Architect.

Public comment was opened at 3:29 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

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

- 1) Alterations in the setback requiring a modification are acceptable.
- 2) Study the railing at the master bedroom balcony to raise the stair balcony railing higher than the top of the adjacent glass railing.
- 3) Study windows and proportions for the northeast elevation.
- 4) Study raising the stone parapet at front of garage to improve aesthetics. A modification for this alteration in the front setback would be acceptable.
- 5) Provide vine pockets at rear trellis.
- 6) Move the rear deck on northeast side 15 feet from property line or raise the deck railing to be an effective screen.
- 7) Study the parapet height to conceal solar panels. Provide parapet details.
- 8) Study operation of windows for functionality.

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

**IN-PROGRESS REVIEW****2. 940 COYOTE RD****A-1 Zone****(3:45)**

Assessor's Parcel Number: 021-062-006  
 Application Number: MST2009-00001  
 Owner: Bonnie Logaan-Zimmer Revocable Trust  
 Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed project data were verified to be a three-story 6,257 square foot house, attached 998 square foot garage, and detached 400 square foot garage. The project will increase the size of the previous residence by a 1,189 square feet with the conversion of the under-story to a basement. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,655 square feet is 148% of the maximum guideline floor to lot area ratio.)

**(In-Progress Review with revised house and garage square footage.)**

Actual time: 3:51

Present: Brian Nelson, Architect; Bonnie and Bob Logaan-Zimmer, Owners; Jack Kiesel, Landscape, Architect.

Mr. Limon, Senior Planner, explained that staff reviewed the plans and determined that square footage shown on plans is correct; however, permits were not located for improvements made in the basement level. Increased square footage in the basement level is not adding to square footage but is adding to the floor to lot area ratio. Mr. Nelson explained the how calculations were obtained.

Public comment was opened at 4:29 p.m.

1. A letter in opposition from Paula Westbury was acknowledged.
2. Seth Olitzky, neighbor, concerned about views of the structure from Coyote Rd.; stated concerns about driveway easement and lack of access to his property.
3. Henry Childs: concerned that massing at the ends and the three-story appearance.
4. Ken Radtkey: stated his appreciation of the architect working to reduce the square footage.
5. Jeff Shelton: although the fenestration is improved, the project is not appropriate for Coyote Road.
6. Clare Gottsdanker: clarified that trees may be planted 15 feet apart..

As no one wished to speak, public comment was closed at 4:43 p.m.

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

- 1) The reduction in square footage is appreciated.
- 2) Comments 7 and 8 from 4/13/09 were carried forward: 7. Study the gate to be located back from the street; 8. Confirm that gate is permitted in the public right of way.
- 3) Provide plans for the entry gate.
- 4) Increase the height of the stone and reduce height of railing at top of lower level arcade.
- 5) Design the double chimney to read as a single chimney.
- 6) Study reducing the balcony at the second-floor guest wing.
- 7) Study doubling the outriggers at balcony posts.
- 8) Provide a color board.
- 9) Show irrigation and integration of the planting pots.

10) Study walkway below the pool to allow additional landscaping.

11) Study an alternative to the Italian Cypress.

Action: Deisler/Carroll, 5/0/0. Motion carried. (Mosel and Woolery absent.)

During discussion at the August 31, 2009 meeting, city staff was requested to review the utility easement for compliance with recorded parcel easements.

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

#### **3. 2430 PINE DR**

**E-3/PUD Zone**

**(4:15)**

Assessor's Parcel Number: 049-100-021

Application Number: MST2009-00300

Owner: Bruce Burnworth

(Proposal to construct an additional dwelling unit. Proposed is a two-story 950 square foot single-family residence with attached 700 square foot garage and new driveway and 230 cubic yards of grading. The lot is currently developed with 4,010 square feet of structures consisting of a three-story 2,910 square foot residence with attached 780 square foot three-car garage and a detached 320 square foot accessory building. Staff Hearing Officer approval of a Performance Standard Permit for the accessory dwelling unit is requested. The proposed total of 5,660 square feet on the 56,272 square foot lot is 110% of the maximum guideline floor to lot area ratio.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Performance Standard Permit.)**

Actual time: 5:06

Present: Bruce Burnworth, Owner.

Public comment was opened at 5:23 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Full Board carrying forward the comments from August 3, 2009:**

1) Restudy the architecture for site #5, give special consideration to the problems associated with digging down of the garage.

2) The curved metal roof is not acceptable and is not in compliance with design guidelines.

3) Show the pre-grade and finished grade on sections and elevations.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1727 CALLE BOCA DEL CANON****R-1 Zone**

**(4:45)** Assessor's Parcel Number: 041-052-064  
Application Number: MST2009-00340  
Owner: Davis C. Hayden

(Proposal to convert an existing attached one-car garage to habitable space and provide an uncovered parking space in the driveway in front of the converted garage. Staff Hearing Officer approval of modifications is requested for one of the two covered spaces to be uncovered, and for the uncovered space to be located within the interior setback. The property has an existing 1,169 square foot two-story single-family residence, attached 242 square foot attached one-car garage, and 200 square foot detached one-car carport. The total of 1,611 square feet on the 6,790 square foot lot in the Hillside Design District is 56% of the maximum floor to lot area ratio.)

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

Actual time: 5:43

Present: Davis and Anne Marie Hayden, Owners.

Mr. Boughman reported that Zoning Staff is not in support of the Modification request as the application does not meet the criteria for an exception to two parking spaces.

Public comment was opened at 5:59 p.m.

1. Syndi Souter, representing Thomas Felkay, opposed, concerned that proposed space with interfere with driveway access, parked vehicle may encroach into easement (submitted written comments).
2. A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) Providing a parking stall in the driveway is not acceptable.
- 2) Study a solution to widen the garage door.

Action: Mahan/Zink, 4/0/0. Motion carried. (Bernstein stepped down. Mosel and Woolery absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 803 RAMETTO LN****A-2 Zone**

**(5:20)** Assessor's Parcel Number: 015-120-010  
 Application Number: MST2009-00355  
 Owner: Jane Barrett  
 Designer: Sophie Calvin

(Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District. The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.)

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

Actual time: 6:10

Present: Sophie Calvin, Designer; Derek Eichelberger, Landscape Architect; Jane Barrett, Owner

Public comment was opened at 6:21 p.m.

Raye Haskell, neighbor, addressed privacy issues. Submitted signatures from 4 neighbors concerned about privacy issues.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

**Motion: Preliminary Approval and continued to Consent Calendar with comments:**

- 1) Raise the window sills at the second-story bathroom and master bedroom, or provide skylights in lieu of windows.
- 2) Study lowering the plate height of the stair tower.
- 3) Increase the deck posts to 8x8 minimum.
- 4) Provide additional information about the entry pergola.
- 5) Provide a color and materials board.
- 6) Provide exterior lighting cut sheet.
- 7) Provide appropriate landscaping at west property line.
- 8) Study providing additional information about the plantings.
- 9) The project is compatible with the original architecture; provides quality materials; size, bulk, and scale is appropriate; setbacks are compatible; landscaping is appropriate.

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

The ten-day appeal period was announced.

**ADJOURNMENT**

The Full Board meeting was adjourned at 6:40 p.m.



**CONSENT CALENDAR (11:00)****CONTINUED ITEM****A. 1105 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-020  
Application Number: MST2009-00059  
Owner: Douglas Crawford  
Architect: Tom Smith

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The project includes the construction of a 3,936 square foot two-story house and detached 460 square foot garage with a 276 square foot storage area underneath the garage. The new house would be approximately 895 square feet larger than the previous house and be located in the same footprint. The proposed total of 4,672 square feet is 98% of the maximum guideline floor to lot area ratio.)

Final Approval as submitted.

**NEW ITEM****B. 10 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-026  
Application Number: MST2009-00361  
Owner: Jeremy Lindaman  
Architect: Bill Isaman

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal includes construction of a 2,780 square foot three-story single-family residence, an attached 550 square foot two-car garage at the lower level, retaining walls, and decks. Staff Hearing Officer approval of Modifications is requested for encroachments into the interior setbacks. The project is located on a 10,000 square foot lot in the Hillside Design District. The proposed total of 3,055 square feet includes a 50% reduction for partially subterranean square footage at the lower level, resulting in the project being 81% of the maximum floor to lot area ratio.)

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

Continued to the Staff Hearing Officer with the following comments: 1) the encroachment of the main level is supportable and the prior building footprint encroached more. 2) the encroachment of the second floor is minimal and acceptable. 3) the style and size are appropriate. 4) study breaking up the main volume of the mass. 5) provide a landscape plan.

**NEW ITEM****C. 722 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-381-003  
Application Number: MST2009-00366  
Owner: Arthur Honegger  
Designer: Eric Swenumson

(Proposal to add two new second-floor balconies totaling 407 square feet, replace all windows and doors in same size openings, replace garage door, replace two windows with doors at the new rear balcony, and replace one window with door at the new front balcony. The existing 1,872 square foot two-story single-family residence and attached 420 square foot garage are located on a 10,603 square foot lot in the Hillside Design District.)

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

Final Approval as submitted. The project is compatible with the neighborhood, the balconies are well-screened and have adequate setback from neighbors, the quality architecture will be an enhancement for the neighborhood.

**FINAL REVIEW****D. 2923 LOMITA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-194-006  
Application Number: MST2009-00274  
Owner: Dan Heckman  
Architect: Tai Yeh

(Proposal for a complete remodel and additions to an existing 928 square foot, one-story, single-family residence with an attached 240 square foot single-car garage. The project includes a 918 square foot one-story addition, a new attached 460 square foot two-car garage, a 65 square foot front porch, and a 315 square foot rear deck. The existing garage will be converted to habitable space and the existing sub-floor and foundation will remain. The proposed total of 2,260 square feet on the 7,485 square foot lot is 74% of the maximum floor to lot area ratio.)

Final Approval with conditions: 1) show siding details for bottom and corner; 2) street tree to be 36" box weeping bottle brush; 3) all new irrigation to be drip irrigation.

**FINAL REVIEW****E. 3339 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-015  
 Application Number: MST2008-00419  
 Owner: L.A. Homenink and Marina Stephens  
 Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot, one-story, single-family residence, with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline floor to area ratio. Planning Commission approval of a Coastal Development permit is requested.)

**(Final approval of architecture and landscaping is requested. Project requires compliance with Planning Commission Resolution No. 019-09.)**

Final Approval with conditions: 1) sports court and walkway to be decomposed granite; 2) area of bluff edge to have drip irrigation with a manual gate valve and irrigation will be abandoned after one full season of plant growth; 3) seed mix at bluff top per approved landscape plan sheet L1.0.

**FINAL REVIEW****F. 68 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 015-151-011  
 Application Number: MST2009-00044  
 Owner: Anthony and Sabrina Papa Living Trust  
 Architect: James Zimmerman

(Proposal for a 234 square foot addition to the rear of an existing 2,418 square foot, two-story, single-family residence, with a 403 square foot attached garage. The proposal also includes the demolition of existing balcony and deck, roof material change to clay s-tile, 84 square feet of new second-floor balconies, and removal of the as-built Jacuzzi. The proposed total of 3,055 square feet on the 14,930 square foot lot in the Hillside Design District is 70% of the maximum floor to area ratio.)

Final Approval with conditions: 1) provide letter from structural engineer regarding roof structure to allow s-tiles; 2) abide by required conditions of installation for s-tile.

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