



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 12, 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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB 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 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. **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.

POSTING NOTICE:

1. On October 08, 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.
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.

GENERAL BUSINESS:**CALL TO ORDER.**

The Full Board meeting was called to order at 3:02 p.m. by Chair Mahan.

ROLL CALL:

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

Members absent: None

Staff present: Boughman, Limon, Shafer

GENERAL BUSINESS:

A. Public Comment – None.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of September 14, 2009, as amended.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar 9/21/09. The Consent Calendar was reviewed by Glen Deisler.

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

Motion: Ratify the Consent Calendar September 28, 2009. Items A, D, E, and F were reviewed by Glen Deisler, and items C, G, H, I, and J were reviewed by William Mahan, with the exception of the landscaping for Items A, B, and E reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar October 5, 2009. Items A, H, and I were reviewed by Paul Zink; Items B, C, and E, were reviewed by Glen Deisler, and landscaping for Items A, B, E, F, G, and I were reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of October 12, 2009. The Consent Calendar was reviewed by Glen Deisler.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- 1) Mr. Boughman reported that on Tuesday, October 6 City Council denied the appeal of 2105 Anacapa. Mr. Mahan reported the vote was split and City Council was concerned that the structure was to be demolished and then rebuilt in the setbacks.
 - 2) A public workshop on the Two-Year Review of the Neighborhood Preservation Ordinance Update is scheduled for Saturday, October 24th, 2009 from 9:00 AM to Noon in the Faulkner Gallery at the Santa Barbara Central Public Library, 40 East Anapamu Street.
- E. Subcommittee Reports – None.
- F. Possible Ordinance Violations – None.

DISCUSSION ITEM

(3:15) Discuss Two-Year Review of Neighborhood Preservation Ordinance Update.

Staff will present a draft report written for City Council for SFDB comment and discussion. The report contains analyses of various aspects of the 2007 updated Neighborhood Preservation Ordinance and Single Family Residential Design Guidelines Update (NPO Update). Included in the report are:

- Recommendations for eight Ordinance and Guideline changes
- A list of items which staff recommends no change to at this time
- September 14, 2009 SFDB construction project site visit photographs
- Information regarding the drop in the number of appealed single family residential projects since the NPO Update.

Actual Time: 3:18 p.m.

Present: Heather Baker, Project Planner; Bettie Weiss, City Planner, Jaime Limón, Senior Planner.

Bettie Weiss, City Planner; Jaime Limón, Senior Planner; Heather Baker, Project Planner; and Tony Boughman, Planning Technician II provided the staff presentations and responded to questions and comments from the Board.

Mr. Mahan requested the Board to continue discussion regarding separate reviews of site plans.

Board members provided individual comments to proposed changes. No action taken. Chair Mahan thanked Staff for their presentations.

The board recessed from 5:14 p.m. until 5:21 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 117 E ISLAY ST****E-1 Zone**

(5:15) Assessor's Parcel Number: 027-041-011
Application Number: MST2009-00203
Owner: Jeffrey and Cheryl Long
Architect: Brian Nelson

(Proposal to combine two existing houses and garages into one single-family residence. A permit was issued in 1987 for this work but the work was not completed and the permit expired. The project includes a 785 square foot first-floor addition, a new 806 square foot second-story addition, demolition of 186 square feet of a garage within the setback, a new 405 square foot detached two-car garage, a covered roof deck tower element, a new patio and trellis, and complete remodeling. The portions of the existing houses that encroached into the interior setback will remain. The proposed total of 3,609 square feet on the 10,473 square foot lot is 94.7% of the maximum floor to lot area ratio.)

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

Actual time: 5: 21 p.m.

Present: Brian Nelson, Architect; Jeffrey Long, Owner.

Public comment was opened at 5:34 p.m.

Kyle Brace, neighbor: in support of the project.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 5:35 p.m.

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

- 1) Provide the 20 closest homes statistics and several streetscape photographs.
- 2) Provide photographs of the existing landscaping or a preliminary landscape plan showing existing trees.
- 3) Confirm with Staff if tower is included in building height. If so, reduce the tower element to be 25 feet or less, or revise floor area below 85% of maximum.
- 4) Modify the second-story deck to be 15 feet from the property line.
- 5) Study having a ribbon driveway or permeable paving.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 163 LA JOLLA DR****E-3/SD-3 Zone**

(5:50) Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for an 810 square foot first-floor addition, demolition of the existing 411 square foot attached garage, a new 452 square foot attached garage, and complete remodeling for an existing 1,265 square foot one-story single-family residence. The project includes 268 square feet of covered porches at front and rear, relocating the driveway, and abating violations in ENF2007-00125 by permitting the as-built 6 foot wood fence. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. Planning Commission approvals of a Coastal Development Permit and a Modification to allow alterations within the interior setback are requested. The proposed total of 2,527 square feet is 53% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:56

Present: Peter Becker, Architect; Christine Cunningham, Associate; Ron Bral, Owner.

Public comment was opened at 6:03 p.m.

A letter in opposition from Paula Westbury was acknowledged.
Andy Bricks, in support of the project.

Public comment was closed at 6:04 p.m.

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

- 1) The modification is supportable; poses no negative impacts to the neighborhood; provides high quality architecture; and is an improvement.
- 2) Show composition shingle roof.
- 3) Show stone veneer on fireplace.
- 4) Show double hung windows.
- 5) Provide color and material board.
- 6) Provide a preliminary landscape plan showing tree replacement.

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

PRELIMINARY REVIEW**3. 233 LAS ONDAS****E-3/SD-3 Zone**

(6:25) Assessor's Parcel Number: 045-152-005
 Application Number: MST2009-00313
 Owner: Bengt J. and Janis M. Johansson
 Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot first-floor addition, front entry and second-story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor to lot area ratio.)

(Story poles are erected at the site.)

Actual time: 6:13

Present: Paul Zink, Architect; Bengt and Janis Johansson, Owners.

Public comment was opened at 6:23 p.m. As no one wished to speak, public comment was closed.

Straw vote: how many board members can support the size, bulk, scale? 6/1/0. (Bernstein opposed.)

Withdrawn

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 for in-progress review with the following comments:

- 1) The size, bulk, and scale are acceptable.
- 2) Study the street facing second-floor window proportions and composition for consistency.
- 3) Study a secondary material on upper level.
- 4) Study the corner bedroom windows for privacy of neighbor.
- 5) Provide an irrigation plan.

Action: Woolery/Mosel, 4/2/0. Motion carried. (Bernstein and Deisler opposed. Zink stepped down)

The motion was withdrawn by the makers due to inability to make necessary Neighborhood Preservation Ordinance finding for consistency.

New

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

- 1) The size, bulk, and scale are acceptable.
- 2) Study the street facing second-floor window proportions and composition for consistency.
- 3) Study a secondary material on upper level.
- 4) Study the master bedroom corner window for neighbor's privacy.
- 5) Provide an irrigation plan.

Action: Woolery/Mosel, 5/1/0. Motion carried. (Bernstein opposed. Zink stepped down.)

The ten-day appeal period was announced.

The Full Board meeting was adjourned at 7:04 p.m.

CONSENT CALENDAR (11:00)

NEW ITEM

A. 1669 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-071-009
 Application Number: MST2009-00428
 Owner: McNamara Family Trust
 Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

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

Preliminary 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 and continued one week with comments: 1) The project is basically rebuilding what was previously there and the architecture is acceptable and will be beneficial to the neighborhood. 2) Increase wall thickness of exterior walls to 6x framing. 3) Add vertical elements next to windows from sill to soffit. 4) Chimney should go up without interruption by eave. 5) Provide a landscape plan.

NEW ITEM

B. 407 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-009
 Application Number: MST2009-00423
 Owner: Stephen A. Greig
 Architect: Chris Dentzel
 Engineer: Kevin Vandervort
 Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence and 424 square foot attached two-car garage and a new 424 square foot under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story square footage and is 43% of the maximum guideline floor to lot area ratio.)

(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 comments and conditions: 1) The project, size, bulk, and scale are compatible with the neighborhood and the architecture is very good. 2) Show a curb at the driveway. 3) The retaining wall is to match the body color of house. 4) Lighting to comply with the Lighting Ordinance. 5) Return with a landscape plan.

NEW ITEM

C. 2310 SKYLINE WAY

E-1 Zone

Assessor's Parcel Number: 041-371-001
Application Number: MST2009-00437
Owner: Abel E. Gonzalez
Applicant: Mehdi Hadighi

(Proposal for a 455 square foot first floor addition at the rear of an existing two-story 1,764 square foot single family residence, with an attached 455 square foot garage on a 10,000 square foot lot. The proposed total of 2,674 square feet is 72% of the maximum floor to lot area ratio.)

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

Final 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 with comments and conditions: 1) The project does not increase the mass, and looks better than what was there previously. 2) Stucco is to match existing. 3) Exterior lighting to comply with Lighting Ordinance.

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