



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### MINUTES

**Monday, December 07, 2009      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

**BOARD MEMBERS:**  
 WILLIAM MAHAN, CHAIR  
 PAUL ZINK, VICE-CHAIR  
 BERNI 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 folded plans 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 December 03, 2009, 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 3:06 p.m. by Chair Mahan.

**ROLL CALL:**

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

Staff present: Boughman, Limon, 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 November 23, 2009, as amended.

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

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of November 30, 2009. The Consent Calendar was reviewed by Glen Deisler.

Action: Carroll/Mosel, 6/0/0. Motion carried. (Woolery absent.)

Motion: Ratify the Consent Calendar of December 7, 2009. The Consent Calendar was reviewed by Glen Deisler and Paul Zink with the exception of the landscaping for Items B, C, D, G, and H were reviewed by Erin Carroll.

Action: Bernstein/Carroll, 6/0/0. Motion carried. (Woolery absent.)

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

Mr. Boughman made the following announcements:

- a) Denise Woolery will be absent today.
- b) The project at 2010 Emerson will be renoticed due to a request for modification to allow parking in the circular drive way.

**E. Subcommittee Reports - None.**

**DISCUSSION ITEM****(3:15) Status Report on Completed Projects**

Staff: Larry Cassidy, Building Inspecting/Code Enforcement Supervisor; Jaime Limón, Senior Planner and Design Review Supervisor.

Mr. Cassidy provided an overview of the duties and responsibilities of the building inspectors and discussed how details and specifications approved by the SFDB actually get implemented in the field. Mr. Cassidy explained that the colors and material presented on color board might not match exactly what has been specified on the plans. He stated that it would be helpful to have the manufacturers name and material color or other specifications on the elevation drawings.

Mr. Limon stated that Staff and the Board should work to ensure that important specifications are explicitly called out on the plans. Historically it has been asked that the color name specified, as opposed to simply specifying a color number. He stated that it would be beneficial to develop a list of enhancements that are routinely requested by the Board, such as recessed windows, and also develop a list of items that typically are not approved so that inspectors are aware of these.

Mr. Mahan suggested a checklist of items to include on color boards. He stated that the Board will make greater effort to ensure that what is referenced on the color board is called out on elevations. The possibility of having a copy of the color and materials board with the inspector in the field was discussed. He suggested the Board conduct site visits to view completed projects a couple of times per year.

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

Tony Fischer, Attorney, questioned the feasibility of ensuring that what is approved by the Board is in fact what is built. Mr. Fisher suggested some system of accountability to check for compliance with approvals, perhaps a subcommittee to randomly inspect projects prior to purging the Design Review files. (Submitted photos of the projects at 943 Jimeno Road and 812 Largura Place).

Public comment was closed.

Mr. Limon explained that Staff does a plan check to verify that building permit plans are in compliance with those approved by the Board. If a significant change occurs projects are returned to the Board for review.

Board members had the following comments:

- Suggested reproducing the Board's bulleted comments from minutes onto the plans.
- Suggested placing a photo copy of the color board on the inspector's plans.
- Requested a list of projects approved by the Board.
- Requested that this item be placed on a future agenda for further discussion next year.

**FINAL REVIEW****1. 1600 W MOUNTAIN DR****A-1 Zone**

**(3:25)** Assessor's Parcel Number: 021-050-033  
 Application Number: MST2008-00518  
 Owner: Ted Gardner Family Trust  
 Applicant: Laura Bridley  
 Architect: Bruce Biesmon-Simons

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a Modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline floor to area ratio.)

**(Project requires compliance with Staff Hearing officer Resolution No. 091-09.)**

Actual time: 3:43

Present: Bruce Biesmon-Simons, Architect.

Public comment was opened at 4:03 p.m.

A letter from Paula Westbury expressing opposition was acknowledged. Christie Powell, expressed concerns regarding the proposed book title signage on the book building (submitted written comments).

Public comment was closed.

**Motion: Continued indefinitely to Consent Calendar with the following conditions:**

- 1) Return with gate color and revised location.
- 2) Reconsider the word "massacre" in the book titles.
- 3) Resolve signage construction noise impacts.
- 4) Provide a final landscape plan when returning on Consent Calendar.

Action: Mosel/Deisler, 5/1/0. Motion carried. (Bernstein opposed. Woolery absent.)

**CONCEPT REVIEW - NEW ITEM****2. 1933 EUCALYPTUS HILL RD****A-2 Zone**

**(3:55)** Assessor's Parcel Number: 015-040-029  
 Application Number: MST2009-00538  
 Owner: Timothy Hyde Harris and Fiona Fitzherbert  
 Designer: William Fedderson

(Proposal to construct a 418 square foot one-story addition and a 55 square foot addition to a 165 square foot detached workshop. The existing 1,937 square foot single-family residence with an attached two-car carport is located on a 17,509 square foot lot in the Hillside Design District. The proposed total of 2,575 square feet is 59% of the maximum guideline floor to lot area ratio.)

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

Actual time: 4:32

Present: William Fedderson, Designer.

Public comment was opened at 4:41 p.m.

A letter from Paula Westbury expressing opposition of the project from was acknowledged.

As no one wished to speak, 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 return to Consent Calendar with the following comments and conditions:**

- 1) The project is compatible with existing architecture and with the neighborhood; provides quality materials; no loss of existing landscaping; size, bulk, and scale is acceptable.
- 2) Study the front deck shapes and provide skirting enclosure to be compatible with the Spanish architecture.
- 3) Design the gate to be setback 20 feet from property line. Provide gate details.
- 4) Study stormwater management to control the increase in run-off.
- 5) Study eliminating the concrete pad in front and replacing with permeable paving and landscaping.
- 6) Provide landscaping for front of house.

Action: Zink/Deisler, 6/0/0. Motion carried. (Woolery absent.)

The ten-day appeal period was announced.

The full Board meeting was adjourned at 4:55 p.m.

## **CONSENT CALENDAR (11:00)**

### **FINAL REVIEW**

#### **A. 617 LITCHFIELD LN**

**E-1 Zone**

Assessor's Parcel Number: 041-201-009  
 Application Number: MST2009-00445  
 Owner: Michael Appleton  
 Designer: Chris Halliday

(Proposal to repair fire damage to an existing 1,715 square foot two-story single-family residence. The project includes new exterior stucco, new roof material, new windows and doors, and interior alterations. The project also includes filling in approximately 100 square feet of the recessed front entry located within the front setback. Staff Hearing Officer approval of a Modification is requested for the new square footage within the front setback. The proposed total of 1,815 square feet on the 11,761 square foot lot is 62% of the maximum floor to lot area ratio.)

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

Final Approval as noted on page A3.01 with the following conditions: 1) Provide an 8.5 x 11 color board for the file. 2) Note a color schedule on the elevations.

**FINAL REVIEW****B. 444 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-010  
 Application Number: MST2009-00410  
 Owner: Carol Louise Pike  
 Applicant: Sorenson Construction  
 Designer: Braun and Associates  
 Owner: Laurie Thrower

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposed 960 square foot one-story single-family residence and attached 170 square foot attached one-car garage will be located on the same footprint as the destroyed structure. The project is located on a 10,599 square foot lot in the Hillside Design District. The proposed total of 1,130 square feet is 30% of the maximum floor to lot area ratio.)

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

Final Approval as noted of the Architecture and Preliminary Approval of the Landscape and continued one week with the following conditions: 1) Garage plate height shall not exceed 8 feet. 2) Submit an 8.5 x 11 color board for the file, and provide a color schedule on sheet A-2. 2) Add one Cotoneaster shrub in the rear yard, as noted. 3) Add six Cotoneaster "low foot" (horizontalis) in the front yard as noted. 4) Remove one Strawberry tree (arbutus marina) as noted. 5) Reproduce the Landscape Compliance statement on the plans. 6) Revise the irrigation legend to comply with the Landscaping Compliance requirements. 7) Provide three inches of bark mulch as noted.

**FINAL REVIEW****C. 447 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-017  
 Application Number: MST2009-00509  
 Owner: Hezi and Corin Koren  
 Designer: Ubaldo Diaz

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

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

Final Approval with the condition to use U.C. Verde Buffalo Grass for the lawn. Staff to verify landscape plan after Fire Department stamp is obtained.

**FINAL REVIEW****D. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011  
Application Number: MST2009-00269  
Owner: Michael B. and Kathleen M. Szymanski  
Designer: Ubaldo Diaz

(Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a Modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 095-09.)**

Final Approval of the architecture and landscaping with the following conditions: 1) Front stucco walls to be stucco to match the house, maximum 3.5 high, guardrails removed. 2) Staff to verify landscape plan after Fire Department approval stamp is obtained. 3) Provide four light fixtures located as noted on the plans.

**FINAL REVIEW****E. 1325 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-027  
Application Number: MST2009-00398  
Owner: Grant Ray and Therese Ann Gibson

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

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

Continued one week with the following comments: 1) Provide plans for garage and information on garage door. 3) Transportation to review the driveway. 4) Garage to match house parapet roof.



**NEW ITEM****F. 1978 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-030-020  
Application Number: MST2009-00479  
Owner: Wayne and Susan Dupont Trust  
Contractor: David Chase  
Designer: Shane Quinlan

(Proposal to replace 8 metal windows damaged in the Jesusita and Tea Fire like-for-like design; replace 4 sets of ground level windows with French doors and replace existing wood deck with new concrete deck in same location.)

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

Preliminary Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with conditions and continued one week with the following comments: 1) Provide material details for the exposed retaining wall for the new deck. 2) Provide an enlarged detail for the guardrail.

**CONTINUED ITEM****G. 1229 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 049-210-002  
Application Number: MST2009-00503  
Owner: Newton Family Living Trust

(Proposal for a new 800 square foot swimming pool and spa involving 242 cubic yards of cut and fill grading on the 32,670 square foot lot in the Hillside Design District. The project includes pool fencing, installation of gas stub for future barbeque, landscape walls, hardscaping, new French door at residence in existing window opening, and exterior lighting.)

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 the following comments: 1) Pool fencing as noted on the plans. 2) No grading under Oak tree drip lines. 3) Reproduce the arborist report on plans and adhere to the recommendations. 4) The project preserves existing trees and is compatible with the neighborhood.

**CONTINUED ITEM****H. 1027 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-341-019  
Application Number: MST2009-00416  
Owner: W. and K. Naumann Living Trust

(Proposal to abate outstanding issues as noted in ENF2009-00946 including as-built replacement of windows and doors, removal of unpermitted portion of deck, relocation of a 50 square foot shed. The previous review related to the removal and replacement of two existing retaining walls at the front of the property of a single-family residence. Staff Hearing Officer approval of a Modification is no longer necessary because walls are now not proposed to be replaced.)

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 the following comment and conditions: 1) Project provides quality architecture and materials, is compatible with the existing architecture. 2) Landscaping to match existing, new landscaping to be irrigated-possibly with existing irrigation system. 3) Deck is acceptable if in compliance with codes. 4) Shed is acceptable. 5) All windows shall have one wood sill, and be consistent throughout the house.

**REVIEW AFTER FINAL****I. 1617 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-010  
Application Number: MST2008-00163  
Owner: Johnny and Sal Jordan  
Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum floor area ratio. Staff Hearing Officer approvals of Zoning Modifications are requested to allow the additions to encroach into two interior setbacks.)

**(Review after final to replace retaining wall at rear of property and add wood fence on top of wall.)**

Approved as noted on the plans of the Review After Final.

**NEW ITEM****J. 1435 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 041-132-001  
Application Number: MST2009-00516  
Owner: Turner Geraldine Gray Trustee  
Contractor: Ace Awning, Inc.

(Proposal to construct a 75 square foot glass enclosure on an existing second-story deck for an existing two-story residence with an attached two-car garage. The proposal total of 3,196 net square feet on the 15,057 square foot lot in the Hillside Design District is 73% of the maximum guideline floor area ratio.)

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

Continued one week. Provide current photographs when returning on Consent Calendar.

**FINAL REVIEW****K. 1010 ROBLE LN****E-1 Zone**

Assessor's Parcel Number 019-241-026  
Application Number MST2009-00396  
Owner: Kevin C. Almeroth  
Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on a 8,883 square foot lot in the Hillside Design District.)

Final Approval as noted on the plans with the following conditions: 1) Garage door header shall be wood. 2) Colors and materials as noted sheet A2.1. 3) Corbels at cantilevered deck to be 6'x8' as noted on plans.

Items on Consent Calendar were reviewed by Glen Deisler and Paul Zink, with the exception of landscaping for Item B reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II, and Michelle Bedard, Planning Technician II.