



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

Monday, January 04, 2010

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

SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (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.
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, or by e-mail at tboughman@santabarbaraca.gov. 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 December 17, 2009, 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.
2. The SFDB meeting will broadcast live and archived on the internet at www.santabarbaraca.gov and televised live on Channel 18 and rebroadcast the following Wednesday morning at 8:00 a.m.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Mahan.

ROLL CALL:

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

Members absent: None.

Staff present: Boughman, Shafer.

GENERAL BUSINESS:**A. Election of Officers for 2010.**

Election results: Chair: Paul Zink; Vice-Chair: Glen Deisler

Chair Zink presided over the remainder of the meeting.

B. Appointments to Subcommittees.

Request for adhoc subcommittee of 3 members to update the Neighborhood Preservation Ordinance Guidelines. Two meetings, two hours each starting in late January are anticipated.

Mr. Mahan, Ms. Bernstein, and Mr. Mosel volunteered to participate on the NPO subcommittee.

Mr. Zink requested that Mr. Mosel and Mr. Mahan serve as Consent Calendar representatives rotating every three months with Mr. Deisler serving as alternate. Mr. Zink also requested that Ms. Woolery become the primary landscape architect representative for Consent Calendar with Mr. Carroll serving as alternate.

C. Public Comment - None.**E. Approval of Minutes:**

Motion: Approval of the minutes of the Single Family Design Board meeting of December 7, 2009, as amended.

Action: Deisler/ Mosel 7/0/0. Motion carried.

Consent Calendar:

Motion: Ratify the Consent Calendar of December 14, 2009. Items B, D, F, L, M, and N were reviewed by Glen Deisler and items C, G, H, I, J, K, and L were reviewed by Paul Zink. Landscaping for Items B, E, F, G, J, and N were reviewed by Erin Carroll.

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

Motion: Ratify the Consent Calendar of January 4, 2010. The Consent Calendar was reviewed by Glen Deisler with the exception of the landscaping for Items B, reviewed by Erin Carroll.

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

G. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals - None.

H. Subcommittee Reports - None.

SFDB-CONCEPT REVIEW (CONT.)**1. 2010 EMERSON AVE****R-2 Zone****(3:15)**

Assessor's Parcel Number: 025-401-002

Application Number: MST2009-00294

Owner: Charles Bradford and Cathy Ann Simon

Designer: Mark Morando

(Proposal to abate violations in ENF2009-00219 by permitting as-built alterations to the second floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. Staff Hearing Officer approval of three modifications is requested: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for the circular driveway to remain in the front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

(Continued concept review of roof. Comments are requested regarding proposed parking in front setback and roof alterations. Project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Actual time: 3:19

Present: Mark Morando, Designer; Charles Bradford, Owner.

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

A public comment letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) The modification for parking in the front yard is not supportable. Study other solutions for parking.

- 2) The modification to exceed solar access limit is supportable.
- 3) The modification for the roof alteration in the setback is supportable.
- 4) Applicant to confer with the City Arborist regarding maintenance or removal of the street tree.
- 5) Carried forward comment #4 from minutes of 11/23/09: Determine the designated street tree, or retain the Coral tree.
- 6) Provide additional details.
- 7) Show hipped gables on roof plan.

Action: Mahan/Carroll, 6/1/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2411 FOOTHILL LN

A-1 Zone

(3:45)

Assessor's Parcel Number: 021-090-035
 Application Number: MST2009-00550
 Owner: Jane Gottlieb Trust
 Architect: Chris Dentzel

(Proposal for a 485 square foot second-story addition at the location of an existing roof deck. The 1.1 acre lot in the Hillside Design District is developed with a 3,798 square foot two-story single-family residence, an attached 1,258 square foot two-car garage, a 218 square foot pool cabana, and pool. The proposed total of 5,759 square feet is 114% of the maximum guideline floor to lot area ratio.)

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

Actual time: 3:45

Present: Chris Dentzel, Architect; Jane Gottlieb, Owner.

Public comment was opened at 3:50 p.m.

Public comment letters in expressing concern about colors, size, and setback from Alice Van de Water, Larry and Windy Barels, Stephanie McCann, Lewis Ringa, and Paula Westbury were acknowledged.

Public comment was closed.

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

- 1) Provide information regarding floor to lot area ratios for neighboring homes.
- 2) Study the massing of the addition to be more compatible with the existing house.
- 3) Study color combinations to articulate the masses rather than adjacent planes. Study other colors that would be more compatible with the neighborhood.
- 4) Provide photographs from deck area in relation to the neighboring property.

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

****The Board recessed from 4:18 p.m. until 4:22 p.m.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3043 HERMOSA RD****E-3/SD-2 Zone****(4:20)**

Assessor's Parcel Number: 051-162-005
Application Number: MST2009-00540
Owner: Mark W. Sachau Trustee
Architect: Chris Dentzel

(Proposal to construct a 79 square foot addition to an existing 300 square foot detached garage and a 373 square foot accessory space above the garage with an upper level deck. The existing 1,839 square foot two-story single-family residence is located on a 7,500 square foot lot. Staff Hearing Officer approval of a Modification is requested to allow the addition to the garage to encroach into the interior setback. The proposed total of 2,591 square feet is 85% of the maximum floor to lot area ratio.)

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

Actual time: 4:22

Present: Chris Dentzel, Architect; Mark Sachau and Bill Gielow, Owners.

Public comment was opened at 4:25 p.m.

A public comment letter from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) The requested encroachment of the garage is supportable with no adverse impact.
- 2) Study screening the deck which is less than 15 feet from property line.
- 3) Study the opening for the potting area located below the deck.
- 4) Propose a high quality garage door and provide cut sheet.
- 5) Provide photographs from deck area in relation to the neighboring property.

Action: Mahan/Diesler, 7/0/0. Motion carried.

****The Board recessed from 4:38 until 4:50 p.m.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1220 SHORELINE DR****E-3/SD-3 Zone**

(4:55) Assessor's Parcel Number: 045-214-020
 Application Number: MST2009-00512
 Owner: 1220 Shoreline Drive, LLC
 Architect: James Zimmerman

(Proposal for a 331 square foot addition to the single-story, 447 square feet of first-floor additions, and remodeling for an existing 1,064 square foot two-story single-family residence and attached 379 square foot two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot in the appealable jurisdiction of the Coastal Zone is 85% of the maximum floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

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

Actual time: 4:50

Present: James Zimmerman, Architect; Loren Kurzweil, Owner.

Public comment was opened at 4:56 p.m.

A public comment letter in support from Christan and Jim Scheib, and a letter in opposition from Paula Westbury were acknowledged.

Public comment was closed.

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

- 1) Study reducing the massing and height of the single-story stair element.
- 2) Consider lowering the faux chimney and study its materials.
- 3) Reduce the balcony to a maximum of 20 feet.
- 4) Staff to correct the project description.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 557 ARROYO AVE****E-1 Zone**

(5:30) Assessor's Parcel Number: 035-253-025
 Application Number: MST2009-00549
 Owner: Michael and Diane Greenwood
 Designer: Don Gragg

(Proposal to construct a 233 square foot first-story addition, a new 534 square foot second-story, a balcony above garage, and replacement of all windows and doors. The existing 1,433 net square foot single-family residence and attached 486 net square foot garage is located on a 10,890 square foot lot in the Hillside Design District. The proposed total of 2,686 square feet is 70% of the maximum floor to lot area ratio.)

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

Actual time: 5:18

Present: Don Gragg, Designer.

Mr. Boughman stated that Staff Hearing Officer approval is requested for minor roof modification. A statement to that effect was included in the mailed Notice of Public Hearing.

Public comment was opened at 5:26 p.m.

A public comment letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) Determine if the revised project will request a modification and revise the project description.
- 2) Study the design of the front deck; integrate the deck with the roof and building mass.
- 3) Study the window design and placement.
- 4) Coordinate the roof plan and elevation drawings.
- 5) Study the design of the two-story gabled end at rear elevation.
- 6) Show the plate heights on drawings.
- 7) Study the front porch element to be compatible with the neighborhood.
- 8) Provide a partial landscape plan.

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

**** The Board recessed from 5:46 until 5:51 p.m.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 1510 DOVER RD

E-1 Zone

(6:05) Assessor's Parcel Number: 019-191-011
 Application Number: MST2009-00539
 Owner: Byers Family Trust
 Architect: Tai Yeh

(Proposal to construct an 820 square foot first-floor addition, a 202 square foot second-floor addition, and a 400 square foot second-floor deck. The existing 1,820 square foot two-story single-family residence and attached 420 square foot garage is located on a 22,310 square foot lot in the Hillside Design District. The proposed total of 3,262 square feet is 70% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:51

Present: Tai Yeh, Architect.

Public comment was opened at 5:57 p.m.

Craig Madsen, neighbor, suggested differentiating between existing and proposed structures on final plans.

A public comment letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

- Motion:** **Continued two weeks to the Full Board with the following comments:**
- 1) Study how the three materials will be detailed to avoid horizontal flashing at two-story facade.
 - 2) Bring the front entrance roof and corbels more into relationship with the existing garage.
 - 3) Study lowering the lower floor to have space for more stone mass above French doors, or to allow arched doors.
 - 4) Use segmented doors to have the feel of stone construction.
 - 5) Review the High Fire Building Code for replacement of the existing board and batten.
 - 6) Note on the drawings existing and proposed work.
- Action:** Mahan/Diesler, 7/0/0. Motion carried.

****The Board adjourned at 6:15 p.m.****

CONSENT CALENDAR (11:00)

FINAL REVIEW

A. 900 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-142-005
 Application Number: MST2009-00243
 Owner: Richard Garcia
 Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Final approval of the architecture is requested.)

Final Approval as submitted. Include colors and materials on the plans.

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

Assessor's Parcel Number: 021-050-033
Application Number: MST2008-00518
Owner: Ted Gardner Family Trust
Architect: Bruce Biesmon-Simons
Landscape Architect: Chuck McClure

(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.)

(Final approval of landscaping is requested.)

Final Approval of the landscaping as submitted.

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