



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, January 19, 2010

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
 GLEN DEISLER, VICE-CHAIR
 BERNI BERNSTEIN
 ERIN CARROLL
 WILLIAM MAHAN
 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 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. 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, January 14, 2010, 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. This regular meeting of the Single Family Design Board will be broadcast live and rebroadcast in its entirety on Wednesday at 8:00 a.m. on Channel 18.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m. by Chair Zink.

ROLL CALL:

Members present: Bernstein, Carroll, Deisler, Mahan, Woolery, Zink, Mosel (arrived at 3:06)
Members absent: None

Staff present: Boughman, Shafer

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of January 4, 2010, as amended.
Action: Bernstein/Carroll, 6/0/0. Motion carried. (Mosel absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of January 11, 2010. The Consent Calendar was reviewed by William Mahan with landscaping for Items A, C, D, and G reviewed by Denise Woolery
Action: Woolery/Mahan, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of January 19, 2010. The Consent Calendar was reviewed by William Mahan with landscaping for Items A, B, and C reviewed by Denise Woolery.
Action: Woolery/Carroll, 7/0/0. Motion carried.

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

1. Mr. Boughman made the following announcements:
 - a) Item 1, 1220 Shoreline Drive is postponed two weeks at the applicant's request. Other items will be moved forward 15 minutes.
 - b) It is requested that 2010 Ethics Training be completed as early as possible.
 - c) An NPO subcommittee meeting has been scheduled for Thursday, January 28. An e-mail with information will be sent to subcommittee members.

E. Subcommittee Reports - None.

***** The meeting was recessed from 3:10 until 3:30 p.m. *****

SFDB-CONCEPT REVIEW (CONT.)**1. 1220 SHORELINE DR****E-3/SD-3 Zone**

(3:15) 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 second-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.)

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

Postponed two weeks to February 1, 2010 at applicant's request.

SFDB-CONCEPT REVIEW (CONT.)**2. 1510 DOVER RD****E-1 Zone**

(3:45) 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.)

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

Actual time: 3:32

Present: Tai Yea, Architect.

Public comment was opened at 3:37 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

Motion: Preliminary Approval of the project as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and return on Consent Calendar with the following comments:

- 1) Provide window and door trim details.
- 2) Provide details for wood, stone, and stucco.
- 3) Provide a color board.

- 4) The size, bulk, scale, architecture and materials are appropriate to the neighborhood. The project provides quality architectural details and materials.

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

***** The Board was recessed from 3:44 until 4:00 p.m. *****

SFDB-CONCEPT REVIEW (CONT.)

3. 2510 MESA SCHOOL LN

E-3/SD-3 Zone

(4:15)

Assessor's Parcel Number: 041-292-035
 Application Number: MST2009-00506
 Designer: Steve Wilson
 Landscape Architect: **Jeff Yardi**
 Owner: Arthur K. and Ninfa A. Chard

(Proposal for a revised, smaller project consisting of a new 3,462 square foot two-story single-family residence with an attached 418 square foot two-car garage, a detached 341 square foot pool cabana, pool, site walls, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 4,221 square feet on the 15,000 square foot lot is 97% of the maximum guideline floor to lot area ratio.)

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

Actual time: 4:00

Present: Steve Wilson, Designer; Jeff Yardi, Landscape Architect.

Public comment was opened at 4:15 p.m. The following individual(s) spoke in favor or opposition: Nancy Ferguson, opposed.

Two letters expressing concern from Ed Vernon and Alice Levine were acknowledged. A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:20.

Straw vote: how many feel project is going in right direction and size is compatible? 3/4/0. Majority feel project needs reduction in size.

Straw vote: how many feel the corten material is appropriate to the architecture? 4/3/0.

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

- 1) Study further reductions in the project's size to be more compatible with the neighborhood.
- 2) Provide an arborist's report for the driveway's impact on the Cypress tree.
- 3) Driveway is to be of permeable material.
- 4) Provide side elevations showing breakups.
- 5) Study relocating the tower element toward the interior of the house.
- 6) Fences along both sides of yard are to be of same material, wood is preferred.
- 7) Provide additional information about the corten material.

Action: Bernstein/Mahan, 4/3/0. Motion carried. (Carroll, Woolery, Zink, opposed.)

SFDB-CONCEPT REVIEW (CONT.)**4. 2215 EDGEWATER WAY****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 041-350-014
 Application Number: MST2008-00119
 Owner/Architect: John Sharrat
 Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff-top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Approval of Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.)

(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission approval of a lot line adjustment and a Coastal Development Permit.)

Actual time: 5:00

Present: Raymond Appleton, Applicant; John Sharrat, Architect/Owner.

Public comment was opened at 5:23 p.m. The following individual(s) spoke in favor or opposition:

Bruce Venturelli: in favor.

Laura Bridley, neither.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 5:28.

Motion: Continued indefinitely Planning Commission and return to the Consent Calendar with the following comments:

- 1) The lot line adjustment is supportable.
- 2) The modification for small portions of the two garages to encroach in front setback is supportable.
- 3) The modification for over height fences, gates, and hedges at the east side of 2215 Edgewater is supportable to a maximum height of five feet.
- 4) The architecture of each garage is compatible with the existing structure.
- 5) Planning Commission to consider a hedge and fence height condition to be more specific with regard to the hedge along 2215 Edgewater East property line.
- 6) If the Planning Commission makes no significant changes, the project may return to Consent Calendar.

Action: Mahan/Mosel, 6/0/0. Motion carried. (Bernstein stepped down.)

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1790 SYCAMORE CANYON RD****A-1 Zone**

(5:15) Assessor's Parcel Number: 013-163-018
Application Number: MST2009-00182
Owner: Sycamore Heights, LLC
Architect: Gil Garcia

(Proposal to permit as-built work to an existing 3,500 square foot single-family residence and attached 556 square foot two-car garage consisting of the following: addition of 325 square feet on the first floor, conversion of 620 square feet of attic to habitable space, two new roof dormer windows, three flat skylights, a new chimney, replacement of all windows with metal clad and vinyl clad windows. The project includes a new 310 square foot addition to the first floor. The existing three-story house is non-conforming to building height and solar access. The project will abate violations in ENF2007-01006. The proposed total of 4,691 square feet on the 33,700 net square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:35

Present: Gil Garcia, Architect; Ubaldo Diaz, Designer

Public comment was opened at 5:44 p.m. The following individual(s) spoke in favor or opposition.

Roger Helkey: neither

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed.

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

- 1) Provide permitted set of drawings for the one-story addition to explain the incongruity of the existing architecture.
- 2) Improvements to house must blend with the architectural style of the prevailing two-story element. Large FAR projects are expected to be well designed.

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

The Full Board meeting adjourned at 5:51 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 Jr.
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 landscaping is requested.)

Preliminary Approval of the landscaping with conditions: 1) Show rain sensor on irrigation plan. 2) Specify lawn species. 3) Include Landscape Compliance statement on plans. 4) Show drip irrigation on slopes and at areas of ground cover.

FINAL REVIEW**B. 1308 DOVER HILL RD****E-1 Zone**

Assessor's Parcel Number: 019-103-016
Application Number: MST2009-00501
Owner: Rune Eliassen
Applicant: Katie O'reilly Rogers

(Proposal for an overheight retaining wall approved by SFDB in interior setback that supports driveway and to rebuild another retaining wall that exceeds 3 1/2 feet along the first 20 feet of the driveway.)

(Final approval of landscaping is requested.)

Final Approval as noted with condition: Screening of the portion of the wall that received approval of a Modification to match existing: Ner Ole 'Sir Angus' to be 15 gallon plants at 6 feet on center rather than 4 feet on center.

FINAL REVIEW**C. 1927 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-025
Application Number: MST2009-00145
Owner: Michael Monteabaro
Architect: Chris Dentzel

(Proposal to remove a 264 square foot unpermitted family room and construct a new one-story 299 square foot master bedroom. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage is located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,222 square feet is 47% of the maximum guideline floor to area ratio.)

(Project requires compliance with Planning Commission Resolution 044-09.)

Final Approval with comment and condition: 1) Confirm whether a storm water management Best Management Practice is required. 2) New construction with stone, shingles, and style will match existing. 3) Provide notes that window color, style and details; note 5, sheet A-4, will match existing.

NEW ITEM**D. 11 EALAND PL A-1 Zone**

Assessor's Parcel Number: 019-061-034
Application Number: MST2009-00577
Owner: Wood 2006 Trust
Designer: Wade Davis Design
Contractor: Rick R. Spann Inc.

(Proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,488 square foot two-story single-family dwelling and attached 427 square foot two-car garage. Also proposed is new driveway grading and new site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested to provide the required open yard area in the front yard. The proposed total of 2,179 square feet is 65% of the maximum floor to lot area ratio.)

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

Continued to the Staff Hearing Officer with comments: 1) The stepped walls are acceptable and pose no negative impact on the neighborhood. 2) Providing the open yard in the front yard is acceptable. 3) The architecture is acceptable. 4) The balcony location at less than 15 feet from the property line is acceptable. 5) Resolve wall materials. 6) Resolve acceptability of work in Conejo slide setback with Building and Safety.

FINAL REVIEW**E. 2108 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-050-028
Application Number: MST2009-00543
Owner: Stephen R. and Nanci E. Syson
Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

(Final approval of architecture is requested.)

Final Approval as submitted.

CONTINUED ITEM**F. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003
Application Number: MST2009-00556
Owner: Diane Hall
Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

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

Postponed one week.

CONTINUED ITEM**G. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026
 Application Number: MST2009-00571
 Owner: Ortega Robert Trustee
 Applicant: Suzanne Elledge Planning and Permitting
 Architect: Dexign Systems

(Proposal to relocate a spa and permit as-built window alterations for an existing single-family residence. The existing 2,011 square foot single-family residence and carport are located on an 8,712 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for the spa to be located within the rear setback and for alterations in the interior setback.)

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

Continued to the Staff Hearing Officer with the comment that the request for Modifications for alterations within the interior setback is supportable and for relocating the spa is supportable given the 200' distance to the neighbor.

NEW ITEM**H. 2614 FOOTHILL LN****A-1 Zone**

Assessor's Parcel Number: 021-110-035
 Application Number: MST2009-00564
 Owner: Craig Mally and Louise Stewart
 Architect: Tai Yeh

(Proposal for a 154 square foot second-story addition to an existing 3,171 square foot two-story single-family residence. The project includes a 200 square foot trellis over an existing second-story deck at the rear of the house. In addition to the house, the 2.17 acre lot is developed with a 720 square foot accessory building and a 400 square foot detached garage. The proposed total of 4,444 square feet is 79% of the maximum guideline floor to lot area ratio.)

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

Final Approval as submitted 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) The addition provides appropriate architecture; is appropriately scaled for Santa Barbara; provides quality materials and design; materials and colors match existing in appearance. 2) It was suggested to restudy the kitchen windows for control of sun and heat.

Items on Consent Calendar were reviewed by William Mahan, with landscaping for Items A, B, and C reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.