



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 29, 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:

MICHAEL JORDAN

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.

NOTICE:

1. On March 25, 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 Deisler.

ROLL CALL:

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

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 March 15, 2010, as amended.
Action: Mahan/Mosel, 5/0/0. Motion carried. (Carroll and Zink absent.)

C. Consent Calendar:

Motion: Ratify the Consent Calendar of March 22, 2010. The Consent Calendar was reviewed by William Mahan with the exception of the landscaping reviewed by Denise Woolery.
Action: Mosel/Mahan, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of March 29, 2010. The Consent Calendar was reviewed by William Mahan with the exception of the landscaping reviewed by Denise Woolery.
Action: Woolery/Mosel, 5/0/0. Motion carried.

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

1. Erin Carroll and Paul Zink will be absent.
2. Berni Bernstein announced that the Planning Commission will hold public hearings regarding Plan Santa Barbara. Information can be obtained at www.youplanSB.org.

E. Subcommittee Reports.

None.

SFDB-CONCEPT REVIEW (CONT.)**1. 1517 CLIFF DR****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-031-022
Application Number: MST2010-00052
Owner: Mark C. Griffith
Architect: Tom Ochsner

(Proposal for a new 750 square foot detached garage with a 500 square foot second-story accessory space above. An existing 350 square foot detached carport would be demolished. The 12,197 square foot lot in the Coastal Zone is developed with a 1,855 square foot one-story single-family residence. The proposed total of 3,105 square feet is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow the proposed garage to exceed 500 square feet.)

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

Actual time: 3:09

Present: Tom Ochsner, Architect.

Public comment was opened at 3:14 p.m. The following individual(s) spoke in favor or opposition:

John Cooley, neither.

Public comment was closed.

Public comment reopened at 3:19 p.m. The following individual(s) spoke in favor or opposition.

John Cooley: neither.

Public comment closed at 3:20.

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

- 1) Reduce the second floor plate height to 8 feet; reduce the first floor plate height to 9 feet. Lower the roof pitch to 3:12.
- 2) With the reduction in mass, the request for a 750 square foot garage is supportable.

Action: Mahan/Mosel, 5/0/0. Motion carried. (Carroll and Zink absent.)

SFDB-CONCEPT REVIEW (CONT.)**2. 2522 FOOTHILL LN****A-1 Zone****(3:35)**

Assessor's Parcel Number: 021-090-031
Application Number: MST2007-00155
Owner: Michael Cutbirth
Engineer: Flowers and Associates

(Proposal for a 1,022 square foot addition to the first floor and a 64 square foot addition to the second floor of an existing 3,208 square foot two-story single-family residence. The project includes permitting an as-built chain link fence and gates, and a new pool and spa. There is an existing detached 498 square foot two-car garage located on the 38,873 square foot lot in the Hillside Design District. The proposed total of 4,792 square feet is 98% of the maximum guideline floor area ratio. Proposal includes the abatement of violations listed in ENF2005-01104.)

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

Actual time: 3:25

Present: Keith Riviera, Architect; Kris Kempel, Landscape Architect.

Public comment was opened at 3:35 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval and return on Consent Calendar with the following comments:

1. The size, bulk and scale and architectural style are compatible with the neighborhood; project provides high-quality architecture and materials.
2. When returning to Consent Calendar provide: color and materials board; baluster details; cut sheets and details for the exterior lighting; final landscape and irrigation plans; window details to match existing; and show Storm Water Management Program compliance.
3. Relocate the dog run further away from the property line.

Action: Mahan/Woolery, 5/0/0. Motion carried. (Carroll and Zink absent.)

The ten-day appeal period was announced.

*** The Board was recessed from 3:45 until 4:00 p.m. ***

SFDB-CONCEPT REVIEW (CONT.)**3. 1431 SHORELINE DR****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 045-185-010
 Application Number: MST2010-00059
 Owner: Lauren Emma Trust
 Architect: Brian Nelson

(Proposal for an 830 square foot roof deck and a one-story 732 square foot addition for an existing one-story 2,476 square foot single-family residence on a 15,156 square foot lot. The proposal includes a 1,606 square foot patio and 685 square feet of remodeling. The proposed total of 3,828 square feet is 89% of the maximum guideline floor to lot area ratio. The project is located in the Hillside Design District and the appealable jurisdiction of the Coastal Zone and requires Planning Commission review of a Coastal Development Permit.)

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

Actual time: 4:00

Present: Brian Nelson, Architect; Hugh Twibell, Landscape Architect.

Public comment was opened at 4:20 p.m. The following individual(s) spoke in favor or opposition:

Sylvia Hoffman: neither.

A comment letter from Ms. Hoffman was acknowledged.

Public comment was closed at 4:21 p.m.

Straw vote: how many can support the glass railing on the south elevation for top 12 inches? 3/2.

Straw vote: how many can support an 800 square foot deck? 1/4.

Motion: Continued two weeks to the April 12, 2010 Full Board meeting with the following comments:

1. Restudy reducing the roof deck significantly.
2. A majority of the Board can support the 12 inch glass railing on the south side.
3. The varied heights of the screen wall are supportable. Restudy the height and the openings of the screen wall. Provide details of the screen wall.
4. Relocate the trash enclosure out of the setback area.

Action: Mahan/Bernstein, 5/0/0. (Carroll and Zink absent.)

CONCEPT REVIEW - NEW ITEM**4. 1335 MISSION RIDGE RD****E-1 Zone**

(4:25) Assessor's Parcel Number: 019-210-005
 Application Number: MST2010-00080
 Owner: Dario L. Pini
 Architect: Bryan Murphy

(Proposal to abate violations listed in ENF2010-00080 and permit as-built maximum 8 foot high retaining walls and construct a 714 square foot terrace, stairs, trellis, fountain and 115 cubic yards of grading. The project is located in the rear yard of a 5,318 square foot three-story single-family residence on a 17,043 net square foot lot in the Hillside Design District.)

(Comments only; project requires environmental assessment.)

Actual time: 4:43

Present: Bryan Murphy, Architect; Dario Pini, Owner.

Public comment was opened at 4:48 p.m. As no one wished to speak, public comment was closed.

Motion: Continued four weeks to the April 26, 2010 Full Board meeting with the following comments:

1. Study the balustrade design.
2. Provide photographs toward the Riviera.
3. Show compliance with the Storm Water Management Program.
4. Provide a soils report.
5. Provide information of apparent height and impact to views of Riviera.
6. Provide a preliminary landscape plan.
7. Staff to complete the environmental assessment.

Action: Mahan/Bernstein, 5/0/0. Motion carried. (Carroll and Zink absent.)

SFDB-CONCEPT REVIEW (CONT.)**5. 830 ARBOLADO RD****A-1 Zone**

(4:50) Assessor's Parcel Number: 019-232-006
 Application Number: MST2009-00185
 Owner: Glen and Amy Bacheller
 Agent: Raymond Appleton
 Architect: Kurt Magness

(Proposal for as-built alterations consisting of a 464 square foot addition/conversion of an existing patio, the addition of 394 and 434 square foot wood decks, a 32 square foot outdoor garden fireplace, 10 square foot garden fountain, and a 200 square foot cistern for an existing 2,671 square foot one-story single-family residence. Removal of the existing cistern located in the front setback is proposed. The project will abate violations under ENF2008-01452. The proposed total of 3,686 square feet on the 1.16 acre lot in the Hillside Design District is 72% of the maximum guideline floor to lot area ratio.)

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

Actual time: 5:00

Present: Raymond Appleton, Agent; Kurt Magness, Architect; Glen and Amy Bacheller, Owners.

Public comment was opened at 5:10 p.m.

Mr. Appleton acknowledged a previously submitted letter in favor of the project signed by neighbors. public comment was closed.

Motion: Final Approval as submitted with the following comments:

1. The railings are in compliance with design guidelines, are not visible to the public, and are compatible with the architecture.
2. Study the glass rail and garden fountain.

Action: Mahan/Woolery, 4/1/0. Motion carried. (Mosel opposed. Carroll and Zink absent.)

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

6. 2016 CLEVELAND AVE

R-2 Zone

(5:15) Assessor's Parcel Number: 025-343-010
 Application Number: MST2010-00031
 Owner: Ann Napier
 Designer: Dexign Systems

(Revised proposal for a 286 square foot one-story addition to the existing 1,356 square foot one-story single-family residence, demolish the existing 202 square foot one-car detached garage and construct an attached 311 square foot two-car carport, and expand an existing 64 square foot wooden deck by 41 square feet. The proposed total of 2,208 square feet on the 6,399 square foot lot in the Mission Area Special Design District is 79% of the maximum floor to lot area ratio.)

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

Actual time: 5:22

Present: Tony Xiques, Designer; Cynthia Napier, Owner.

Public comment was opened at 5:29 p.m. The following individual(s) spoke in favor or opposition:

Vince Golson: opposed to glare from exterior lighting, and view blockage from front gable.

Tom Carlson: opposed to addition size and potential use as multi-family dwelling.

Kent Newton: opposed to project size and potential use as multi-family dwelling.

Public comment was closed at 5:40 p.m.

Motion: Preliminary Approval of architecture and continued indefinitely for the landscape with the following comments:

1. The size, bulk, scale and architecture are appropriate to the neighborhood; details and materials are compatible.
2. Add stone at the southeast balcony and around the corner toward the carport.
3. Exterior lighting is to be downcast lighting at door exits. Provide cut sheets of fixtures.

Action: Mahan/Woolery, 5/0/0. Motion carried. (Carroll and Zink absent.)

The ten-day appeal period was announced.

ADJOURNMENT

The Full Board meeting was adjourned at 5:55 p.m.

CONSENT CALENDAR (11:00)

FINAL REVIEW

A. 860 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-019
Application Number: MST2009-00425
Owner: Mark H. Musicant
Architect: Dennis Thompson

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 2,364 square foot one-story single-family residence and 448 square foot attached two-car garage. The proposed total of 2,844 square feet on the 2.6 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final Approval as submitted of the landscape plan.

NEW ITEM**B. 356 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-081-010
Application Number: MST2010-00077
Owner: Robin L. Lewis

(Proposal to rebuild a 3,024 square foot house and 546 square foot garage destroyed in the Tea Fire. The proposal includes a 3,111 square foot, two-story single-family residence with an attached 546 square foot garage, a 582 square foot roof deck, two 78 square foot balconies, a pool, terraces, and fence. The existing foundation and site walls will remain and no grading is proposed. The proposed total of 3,657 square feet on the one 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 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 and conditions: 1) replace the glass railing with cable railings; 2) provide a color board; 3) size, bulk, scale, and architectural style are appropriate.

Continued indefinitely for the landscaping. Provide an irrigation plan with a weather-based controller and water compliance statement.

FINAL REVIEW**C. 197 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Architect: Christine Pierron
Owner: Joseph and Ann Wagner

(Proposal to no longer proceed with the previously approved project and architectural style. The current proposal will completely remodel the exterior, add a 424 square foot sunroom at the rear with a deck above, alter the exterior stairs and deck at the side of the house, and new planters, steps, and stone curb in the front. The existing landscaping, site walls, and grading will remain unaltered. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. The proposed total of 3,248 square feet on the 10,850 square foot lot in the Hillside Design District is 84% of the maximum floor to lot area ratio.)

(Final review of Review after Final.)

Final Approval of the Review After Final with conditions: 1) the structure color of the house is as shown on elevation drawing; 2) the outstanding enforcement case must be abated.

FINAL REVIEW**D. 557 ARROYO AVE****E-1 Zone**

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.)

Final Approval with the condition that the roof change shall be as noted on the plans.

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