



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, September 27, 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
 BRIAN MILLER
 DENISE WOOLERY
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of <u>folded plans</u> are required <u>at the time of submittal & each time plans are revised.</u></p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

PLEASE BE ADVISED

- ** The approximate time the project would be reviewed was listed to the left of each item on the agenda; and now the actual time is shown. It was suggested that applicants arrive 15 minutes early. The agenda schedule was subject to change as cancellations occurred. Staff would have notified applicants of time changes.
- ** The applicant's presence was required. If an applicant was not present, the item would be postponed indefinitely. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Single Family Design Board (SFDB) agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board 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 were brought to the meeting, motions for preliminary or final approval would be contingent upon staff review for code compliance.
- ** Concept review comments are valid for one year. A Preliminary approval is valid for one year from the date of the approval unless a time extension has been granted. A Final 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.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Single Family Design Board approval.
- ** **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 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 these meetings, 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 Michelle Bedard, Planning Technician, at (805) 564-4551 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify 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:

- A. That on Thursday, September 23, 2010, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.santabarbaraca.gov/sfdb.
- B. This regular meeting of the Single Family Design Board was broadcast live on TV Channel 18 and rebroadcast in its entirety on Wednesday at 8:00 A.M. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 *Live Broadcast*. An archived video copy of this meeting is viewable on computers with high speed internet access by going to www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

CALL TO ORDER.

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

ATTENDANCE:

Members present: Bernstein, Deisler, Miller, Woolery, Zimmerman (in at 3:24), Zink
Members absent: Carroll
Staff present: Bedard, 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 September 13, 2010, as amended.
Action: Woolery/Miller, 3/0/1. Motion carried. (Deisler abstained. Carroll, Bernstein and Zimmerman absent.)
- C. Consent Calendar:
Motion: Ratify the Consent Calendar of September 20, 2010. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Erin Carroll.
Action: Woolery/Deisler, 4/0/0. Motion carried. (Bernstein, Carroll and Zimmerman absent.)
Motion: Ratify the Consent Calendar of September 27, 2010. The Consent Calendar was reviewed by Paul Zink with landscaping reviewed by Denise Woolery.
Action: Woolery/Miller 4/0/1 Motion carried. (Bernstein abstained. Carroll and Zimmerman absent.)
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
Ms. Bedard announced that as of October 11 Kathy Goo will serve as SFDB/SHO Secretary and as of October 20 Gloria Shafer will serve as ABR/Sign Secretary.
- E. Subcommittee Reports.
None.

PRELIMINARY REVIEW**1. 1220 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

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

(Proposal for a 447 square foot first-floor addition, a 331 square foot second-story addition, and exterior remodel, to an existing 1,443 square foot one-story single family residence with attached 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. The project received Planning Commission approval for a Coastal Development Permit (Resolution No. 011-10).)

(Project requires compliance with Planning Commission Resolution No. 011-10.)

Actual time: 3:08

Present: James Zimmerman, Architect.

Public comment was opened at 3:12 p.m.

A letter in opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: 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 and continued to the Full Board for in-progress review with the following comments:

- 1) Provide all architectural details, including windows, doors, roof intersections, and railings on the drawings.
- 2) Provide a cut sheet and information exterior light fixtures.
- 3) Provide a landscape plan showing compliance with the required Storm Water Management Program (SWMP).
- 4) Provide a color board; include a picture and scale of the existing weather vane.
- 5) The project provides quality architecture; the bulk, mass, and scale are compatible with the neighborhood.

Action: Deisler/Woolery, 3/1/1. Motion carried. (Bernstein opposed; Woolery abstained. Carroll absent; Zimmerman stepped down.)

CONCEPT REVIEW - NEW ITEM**2. 1201 CIMA LINDA LN****A-2 Zone**

(3:35) Assessor's Parcel Number: 015-161-019
Application Number: MST2010-00277
Owner: Anna and Jar Lehr
Designer: Anna Lehr

(Proposal for an exterior remodel to the existing two-story, 2,395 square foot, single family residence and two car carport. The alterations include replacing the existing wood shake roof with a tile roof, replace wood siding with stucco, replace existing windows and doors with double glazed windows and doors, convert the existing two-car carport to a 420 square foot two-car garage, replace the existing patio cover with new and replace and reduce the existing concrete patio with a new stone pavement. The proposal will result in a 380 square foot reduction in roof area and concrete pavement. The existing single family residence is 58% of the maximum floor to lot area ratio guideline.)

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

Actual time: 3:24

Present: Anna Lehr, Designer.

Ms. Bedard provided staff comments regarding the S-tile, and regarding Transportation Division comments.

Public comment was opened at 3:34 p.m.

A letter opposition from Paula Westbury was acknowledged.

As no one wished to speak, public comment was closed.

Motion: 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 and continued indefinitely to the Consent with the following comments:

- 1) Incorporate notes on the roof plan based on SFDB guidelines pertaining to the S-tile on the existing framing.
- 2) Show the patio paving materials.
- 3) Provide garage door cut sheet.
- 4) Study lowering the beam on flat portion of the S-tile roof for more slope. Study alternate roofing materials.
- 5) Remove the 2-by fascia at the gable end and change the material to all plaster.
- 6) Transportation staff to review and verify the carport conversion.
- 7) Study the porch roof line. Consider either alternate roofing material or a balcony located 15 feet from the property line.
- 8) The project is compatible with the neighborhood, and provides quality craftsmanship.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 623 SURF VIEW DR****E-1 Zone**

(4:00) Assessor's Parcel Number: 035-111-003
Application Number: MST2010-00252
Owner: Mihssen Kadhim
Agent: Herman Denunzio

(Proposal for a 458 square foot one-story addition, and a 468 square foot two-story addition to an existing 1,301 square foot one-story single family residence, and 419 square foot detached two-car garage on a 10,000 square foot lot in the Hillside Design District. The proposal will result in a 2,646 square foot two-story single family residence and is 71% of the maximum floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

Actual time: 3:58

Present: Herman Denunzio, Agent.

Public comment was opened at 4:06 p.m.

A letter from Albert Chiang expressing concerns about the two-story addition was acknowledged.

As no one wished to speak, public comment was closed.

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

- 1) Provide an alternative design addressing curb appeal, street presence, height, and massing.
- 2) Provide photos of neighborhood and show how the second story can be compatible with a nice design.
- 3) Correct the drawings to be consistent.
- 4) A modification for enhancement of the front façade would be supported.

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

The Board recessed at 4:22 p.m. and reconvened at 4:27 p.m.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 4119 SAN MARTIN WAY****R-2/SD-2 Zone****(4:30)**

Assessor's Parcel Number: 059-212-037
 Application Number: MST2010-00272
 Owner: Blanche Hlinka Trust
 Applicant: Dana and Renee Longo
 Contractor: Skyline Construction
 Architect: Toby Long Design

(Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project requires Staff Hearing Officer review to provide the required 1,250 square feet of outdoor living space in less than the minimum required 20 foot by 20 foot dimensions.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)

Actual time: 4:27

Present: Dana and Renee Longo, Applicants.

Public comment was opened at 4:36 p.m.

John Rous, neighbor: expressed concerns about the house which is a gateway to the neighborhood.

A letter expressing concerns from Paula Westbury was acknowledged.

Public comment was closed at 4:40 p.m.

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

- 1) The modification poses no negative aesthetic impact to the neighborhood.
- 2) Provide additional details and accurate 3D modeling.
- 3) Provide a more developed landscape plan.
- 4) Provide a color board.
- 5) Study the San Martin Way elevation as it relates to the free standing screen in the front yard setback.
- 6) Provide photographs of the surrounding neighborhood.

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

ADJOURNMENT

The Full Board meeting was adjourned at 5:08 p.m.

CONSENT CALENDAR (11:00)**REVIEW AFTER FINAL****A. 130 SAN CLEMENTE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-212-021
Application Number: MST2008-00519
Owner: David Swarts
Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum floor to lot area ratio.

(Review After Final for a revised chimney cap, alterations to windows and doors in sizes and styles, and landscaping alterations to include new driveway pavers, flagstone path ways, a stacked stone wall, and revised plantings.)

Final Approval of Review After Final as noted on plans with the following comments:

- 1) Reduce the quantity of the proposed *Ceanothus* from 29 one gallons to 8-12 one gallons.
- 2) The Board finds the additional proposed changes to the exterior light fixtures acceptable.

REFERRED BY FULL BOARD**B. 380 EL CIELITO RD A-1 Zone**

Assessor's Parcel Number: 021-082-004
Application Number: MST2010-00211
Owner: Frank and Lynn Kirk Revocable Trust
Landscape Architect: Acanthus Design

(Proposal for a 617 linear foot, four foot tall, galvanized chain link fence along El Cielito Lane. Landscaping is proposed along the chain-link fence for screening. The project will address violations in ENF2010-00374.)

(Preliminary Approval was granted August 16, 2010. Final Approval is requested.)

Final Approval with the following conditions:

- 1) The proposed landscape is acceptable as submitted. Confirm with Fire Department for High Fire Compliance.
- 2) Provide a note on the plans to indicate the proposed new landscaping is to be connected to the existing drip line irrigation.
- 3) The chain-link fence shall be cut back an additional 3 inches from the existing Oak tree, labeled tree "R" on the landscape plan, as specified by the City Arborist.
- 4) The landscape architect shall submit a letter of compliance that the landscaping has been planted per the approved landscape plan.

FINAL REVIEW**C. 2010 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Bradford and Cathy Simon
Designer: Mark Morando

(Proposal to address 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. The project received Staff Hearing Officer approval on 7/28/10 (Resolution No. 039-10) for three modifications: 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 parking within the required fifteen foot 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.)

(Preliminary Approval was granted August 30, 2010. Final Approval is requested.)

Final Approval as noted on page A-3 with the condition that the soffit at the second-story balcony roof shall be flat to match the first floor soffit.

REFERRED BY FULL BOARD**D. 41 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-004
Application Number: MST2007-00194
Owner: Lance A. Gilbert
Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck to an existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage located on a 32,560 square foot lot in the Hillside Design District. The proposal includes exterior remodeling and re-roofing, and the removal of the existing arbor and hedge as noted in ZIR2002-00674. This revised proposed no longer includes a second story or the retaining walls and grading in the rear yard. The proposed total of 3,646 square feet is 75% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted November 23, 2009. Final Approval is requested.)

Final Approval with the following comments:

- 1) Include a light fixture cut sheet on the electrical plans or elevations.
- 2) Provide information for code required step-lights.
- 3) Wrought iron railing shall match the exterior light fixtures and windows.

NEW ITEM**E. 933 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela Rosas
Designer: Robert Ramos

(Proposal to add a 914 square foot second story and a 71 square foot balcony. The existing 1,716 square foot one-story single-family residence including an attached 508 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,630 square feet is 99% of the maximum guideline floor to lot area ratio.)

(The project received Preliminary Approval on 9/2/2008, which subsequently expired. A new Preliminary Approval is requested.)

Preliminary Approval of the project and the following finding was made: 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 indefinitely to the Consent Calendar for Final Approval, with the comment to provide a railing for the deck on the east elevation.

NEW ITEM**F. 1915 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-382-012
Application Number: MST2010-00275
Owner: Robert A Stevens Trustee
Architect: Thomas Moore

(Proposal for a 556 square foot raised deck addition to an existing 296 square foot deck, a new spa and trellis structure above the proposed spa. The proposal includes renovating the existing deck with new decking material to match the new deck and extension of an existing culvert, located below the existing deck, 20 feet to the edge of the new deck addition. The property is currently developed with a 2,144 square foot single-family residence with an attached two-car garage on a 10,960 square foot lot. No changes are proposed to the existing residence.)

(Comments only; project requires Environmental Assessment.)

Continued indefinitely to the Consent Calendar with positive comments: The project is ready for preliminary approval pending completion of environmental assessment.

NEW ITEM**G. 3735 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-037
Application Number: MST2010-00270
Owner: Todd and Marcy Eliassen Family Trust
Architect: Doug Reeves

(Proposal to enclose an existing 104 square foot covered balcony on the second floor and the addition of a 20 square foot storage closet on the ground floor to an existing two-story 2,618 square foot single-family residence with an attached two-car garage on a 8,319 square foot lot. The proposed total of 2,742 square feet is 84 percent of the maximum floor to lot area ratio. Staff Hearing Officer review is required for an encroachment into the required interior setback and a solar access modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to the Staff Hearing Officer and continued to the Consent Calendar with positive comments: The Board finds no negative aesthetic issues and finds the modification to be technical in nature.

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