



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 6, 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
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

SINGLE FAMILY DESIGN BOARD SUBMITTAL CHECKLIST (See ABR 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 (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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@santabarbaraca.gov. Our office hours are 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:

1. On Wednesday, December 1, 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.
2. This regular meeting of the Single Family Design Board was 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 3:04 p.m. by Vice-Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Deisler, Miller, Woolery (present @ 3:07), Zimmerman, and Zink (present @ 4:35)
Members absent: Carroll.
Staff present: Bedard, Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **November 22, 2010**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 22, 2010**, as submitted.

Action: Miller/Zimmerman, 4/0/0. Motion carried. (Woolery/Zink/Carroll absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for November 29, 2010. The Consent Calendar was reviewed by Glen Deisler and Denise Woolery.

Action: Miller/Zimmerman, 5/0/0. Motion carried. (Zink/Carroll absent).

Motion: Ratify the Consent Calendar for December 6, 2010. The Consent Calendar was reviewed by Glen Deisler and Denise Woolery.

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

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

1) Ms. Bedard announced that the next Full Board meeting on December 20, 2010, has been cancelled due to City-wide closure for unpaid furlough. The next Full Board meeting has been scheduled for January 3, 2011.

2) Ms. Bernstein announced she would be stepping down from agenda Item #2, 2102 Edgewater Way.

E. Subcommittee Reports:

No subcommittee reports.

FINAL REVIEW**1. 2016 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-343-010
Application Number: MST2010-00031
Owner: Ann C. 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.)

(Preliminary Approval of architecture was granted 3/29/10. Final Approval is requested.)

(3:12)

Present: Tony Xiques, Designer; and Ann Napier, Owner.

Public comment opened at 3:20 p.m.

Tom Carlson (adjacent neighbor) spoke in opposition of the proposed project with concerns regarding clearly establishing the property lines and setbacks.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 3:23 p.m.

Staff confirmed that Zoning Ordinance compliance has been verified for the proposed project.

Motion: Continued indefinitely to Consent with comments:

- 1) Provide a survey to verify accuracy of the property lines and setbacks.
- 2) Submit a Zoning Compliance Declaration for the record.
- 3) Provide a partial landscape plan to include plantings at the parkway at the location of the old driveway.

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

PRELIMINARY REVIEW**2. 2102 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-009
Application Number: MST2010-00136
Owner: Jason and Robyn O'Hearn
Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck to an existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage on a 9,375 square foot lot in the Coastal Zone. The project will address violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit on 11/18/2010.)

(Project requires compliance with Planning Commission Resolution No. 016-10. Preliminary Approval is requested.)

(3:46)

Present: Jim Davis, Architect; Jason and Robyn O'Hearn, Owners.

Public comment opened at 3:54 p.m.

Berni Bernstein spoke in opposition of the proposed project with concerns regarding large bulk, size, scale, and boxy design from the street of the proposed project and the impact to the neighborhood.

A letter of concern from Paula Westbury was acknowledged by the Board.

Two letters of support from Art Vasquez and James LaCron were acknowledged by the Board.

Public comment closed at 3:56 p.m.

Straw vote: How many of the Board if they could accept the bulk mass and scale as presented? 3/1 (passed)

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 Consent with comments:

- 1) The Board finds the project's size, bulk, and scale to be acceptable; and the quality of the architecture is acceptable.
- 2) Provide a color board and final details.
- 3) Landscaping as proposed is acceptable.

Action: Miller/Zimmerman, 3/1/0. Motion carried. (Woolery opposed, Bernstein stepped down, Zink/Carroll absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 448 ALAN RD****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 047-072-007
Application Number: MST2010-00366
Owner: Merrill Family Living Trust
Architect: Joaquin Ornelas, Jr.

(Proposal to demolish the existing one-story 1,705 square foot single-family residence and construct a new two-story 2,236 square foot single-family residence and an attached 464 square foot two-car garage on a 10,018 square foot parcel. The proposed total of 2,700 square feet is 72% of the maximum floor to lot area ratio. The parcel is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review of a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

(4:10)

Present: Joaquin Ornelas, Jr., Architect; Greg Merrill, Owner.

Public comment opened at 4:20 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged by the Board.

Applicant stated they were willing to work with the neighborhood concerns and stated they are even willing to consider relocating the proposed deck to the front, if necessary.

Motion: Continued four weeks to Full Board with comments:

- 1) The overall design and the small second-story addition are appreciated.
- 2) Study the roof and provide a roof plan.
- 3) Study the area above the garage door for more architectural detail.
- 4) Study the street elevation for a neighborhood friendly street frontage.
- 5) Provide a full landscape plan prior to preliminary review.

Action: Bernstein/Miller, 5/0/1. Motion carried. (Zink abstained, Carroll absent).

PRELIMINARY REVIEW**4. 4119 SAN MARTIN WAY****R-2/SD-2 Zone**

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 received Staff Hearing Officer approval on 11/3/10 to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.)

(Project requires compliance with Staff Hearing Officer Resolution No. 056-10. Preliminary Approval is requested.)

(4:38)

Present: Dana and Renee Longo, Applicants.

Public comment opened at 4:59 p.m.

Jarrell Jackman spoke in support of the proposed "neighborhood-compatible" project commenting it is a great project.

Public comment closed at 5:01 p.m.

A letter of concern from Paula Westbury was acknowledged by the Board.

Motion: Preliminary Approval on the basis of working drawings 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 one week to Consent with comments:

- 1) The Board finds the proposed design supportable and a positive contribution to the neighborhood.
- 2) Street trees to be reviewed by the City Arborist.
- 3) Study alternating the earth tone colors at the second story masses.
- 4) The landscape plan is acceptable.

Action: Woolery/Miller, 4/2/0. Motion carried. (Zimmerman/Zink opposed, Carroll absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 27 W CONSTANCE AVE****E-3 Zone**

Assessor's Parcel Number: 025-031-002
Application Number: MST2010-00369
Owner: David Stone
Architect: Duffy Smith

(Proposal for a new 277 square foot second-story, a 110 square foot addition to the first floor, permitting the 178 square foot as-built porch enclosure, removal of an as-built trellis and as-built detached storage shed, and interior remodel. The project will address the violations in ZIR2000-00169. The property is currently developed with a 1,140 square foot one-story single-family residence and a 336 square foot detached two-car garage. The proposed total of 2,041 square feet on the 6,763 square foot lot is 71% of the maximum floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

(5:25)

Present: Duffy Smith, Architect; and David Stone, Owner.

Public comment opened at 5:35 p.m.

Ann Jensen Adams (adjacent neighbor) spoke in opposition of the proposed project with concerns regarding the visual mass of the proposed project, and privacy concerns regarding the bedrooms and bathrooms.

A letter of concern from Paula Westbury was acknowledged by the Board.

Public comment closed at 5:38 p.m.

Motion: Preliminary Approval on the basis of working drawings 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 Consent with comments:

- 1) The Board finds the proposal to be a modest addition and the project's size, mass, bulk, and scale are acceptable.
- 2) Study lowering the roof height at the stairwell.
- 3) Provide a color board and final details.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1150 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-313-002
Application Number: MST2010-00368
Owner: Avo and Arda Semerjian
Architect: Gregory Jenkins

(Proposal for an exterior remodel and 504 square feet of one-story additions to an existing 1,971 square foot one-story single-family residence. The proposal involves the conversion of the existing 470 square foot two-car garage into habitable area and the construction of a new 626 square foot attached three-car garage at the rear of the property and involves 152 cubic yards of grading. The proposed total of 3,571 square feet located on a 22,345 square foot lot in the Hillside Design District is 76% of the maximum floor to lot area ratio guideline.)

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

(5:47)

Present: Gregory Jenkins, Architect.

Public comment opened at 5:55 p.m. As no one wished to speak, public comment was closed.

A letter of support from Mike and Nancy Richardson (adjacent neighbors) was acknowledged by the Board.

A letter of concern from Paula Westbury was acknowledged by the Board.

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 Consent with comments:

- 1) Quality of building materials, and the project's size, bulk, and scale are acceptable.
- 2) Study lowering windows by 6-inches.
- 3) Study either raising the tower plate by 12-inches, or increasing the slope, or leave as originally proposed.
- 4) Provide a color board, a cut sheet of the garage doors, and provide exterior light fixtures on the plans.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:09 P.M. ****

CONSENT CALENDAR:**CONTINUED ITEM****A. 935 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-014
Application Number: MST2010-00351
Owner: Mark Kofler
Architect: Doug Reeves
Contractor: Donn Roberts Construction, Inc.

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal consists of rebuilding the 3,820 square foot two-story single family residence with an attached 528 square foot garage and approximately 1,000 square feet of decks. The new home will be a Spanish style home with a tile-roof and wrought iron deck railing. The proposed total of 4,348 square feet on the 1.1 acre lot in the Hillside Design District is 88% of the maximum guideline floor to lot area ratio.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval of architecture; landscaping continued indefinitely to Consent.

General comment: The Board would prefer the colors to be more earth tone.

NEW ITEM**B. 404 SAMARKAND DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-112-013
Application Number: MST2010-00375
Owner: Joseph and Noreen Chenoweth
Contractor: Spieler Construction, Inc.

(Proposal for a 261 square foot extension of an existing deck and new deck stairs and landings at the rear of an existing 2,179 square foot single-family residence.)

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

A letter of concern from Paula Westbury was acknowledged.

Preliminary and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with conditions:

- 1) The Board finds acceptable the proposed deck with the following landscaping conditions:
 - a) Show the existing hedge on the plans.
 - b) Provide one 24-inch box tree to provide a privacy screening solution.

FINAL REVIEW**C. 921 ARBOLADO RD****A-1 Zone**

Assessor's Parcel Number: 019-251-003
Application Number: MST2010-00053
Owner: Fristoe Family Trust
Architect: Don Nulty, AIA

(This is a revised project description: Proposal to construct a new 3,760 square foot, two-story single-family residence with attached 566 square foot two-car garage. Also proposed is a new swimming pool, a 392 square foot cabana, approximately 1,400 square feet of attached terraces, three detached garden terraces, related hardscaping and site walls, and approximately 300 cubic yards of cut and fill grading. The existing 2,730 square foot two-story single-family residence and attached 382 square foot two-car garage will be demolished. The proposed total of 4,718 square feet on the 36,765 square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

(Final approval of architecture and landscaping is requested.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

FINAL REVIEW**D. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-035
Application Number: MST2009-00506
Designer: Steve Willson
Owner: David Burkholder

(Proposal for a revised, smaller project consisting of a new 3,098 square foot one-story single-family residence with an attached 408 square foot two-car garage, a detached 330 square foot accessory building, site walls, fences, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 3,836 square feet on the 15,000 square foot lot is 88% of the maximum floor to lot area ratio guideline.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler and Denise Woolery.