



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 3, 2011 **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 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. , Present
- 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 Thursday, December 16, 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 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 3:14 p.m. by Chair Zink.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Miller, Woolery, Zimmerman, and Zink.

Members absent: None.

Staff present: Bedard, Limon (from 3:14 to 3:35), Shafer.

GENERAL BUSINESS:**A. Election of Chair and Vice-Chair for 2011.**

Ms. Bedard opened nominations for office of Chair and Vice-Chair.

Mr. Deisler was nominated for office of Chair. Vote results: Unanimous.

Chair Deisler presided over the remainder of the meeting.

Mr. Carroll was nominated for office of Vice- Chair.

Ms. Woolery was nominated for office of Vice-Chair.

Mr. Miller was nominated for office of Vice-Chair, he declined the nomination.

The vote for Vice-Chair was conducted by paper ballot.

Election results: Chair: Deisler; Vice-Chair: Woolery.

B. Consent Calendar Review Appointments.

Appointments were made for Consent Calendar Representative and Alternates:

1. Members Miller and Zimmerman volunteered to serve as Consent Calendar Representatives, for architecture, rotating every three months.
2. Members Carroll and Woolery agreed to continue serve as Consent Calendar Representatives, for landscaping, rotating every three months.

C. Public Comment: No public comment.

D. Approval of the minutes of the Single Family Design Board meeting of December 6, 2010.

Motion: Approval of the minutes of the Single Family Design Board meeting of December 6, 2010, as submitted.

Action: Zink/Bernstein, 6/0/1. Motion carried. (Carroll abstained.)

E. Consent Calendar.

Motion: Ratify the Consent Calendar for December 13, 2010. The Consent Calendar was reviewed by Glen Deisler and Denise Woolery.

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

Motion: Ratify the Consent Calendar for January 3, 2011. The Consent Calendar was reviewed by Paul Zink and Denise Woolery.

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

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

1. Ms. Bedard explained a change in terminology: Beginning January 1, 2011, the previous "Preliminary Approval" designation has been replaced with "Project Design Approval."
2. Ms. Bedard announced that the next full board meeting will be on Tuesday, 1/18/2011, due to observance of the Martin Luther King Jr. Holiday on Monday, 1/17/2011.
3. Ms. Bedard announced that the applicant requested that Item 4 on today's agenda, 1607 Shoreline Drive be postponed two weeks to the Tuesday, 1/18/2011 meeting.
4. Mr. Limon briefly discussed wind turbines and the approval process, and asked whether they may be administratively approved by staff or whether they should be reviewed at Consent Calendar or Full Board Review. A majority of the Board felt that they should not be administratively approved, but should be reviewed on Consent initially. They addressed areas of concern regarding location and suggested that they not be located in the front yard and not visible from public view. It was agreed that reviews will initially take place at Consent Calendar.

G. Subcommittee Reports: None.

SFDB-CONCEPT REVIEW (CONT.)

1. 1528 SANTA ROSA AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-131-018

Application Number: MST2010-00013

Owner: Pfadenhauer Family Trust

Architect: Bildsten and Sherwin

(Proposal for 526 square feet of first floor additions and a new 275 square foot second story for an existing 1,505 square foot one-story single-family residence. The existing 195 square foot carport will be demolished and a 271 square foot one-car garage and one uncovered parking space is proposed. The proposed total of 2,577 square feet on the 10,132 square foot lot is 69% of the maximum floor to lot area ratio.)

(Project Design Approval was granted 7/6/10. Final Approval is requested.)

(3:34)

Present: Susan Sherwin, Architect; Ernie Pfadenhauer, Owner.

Public comment opened at 3:39 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as noted on sheet A2.1 with the comment that the material is of good quality and compatible to neighborhood.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 623 SURF VIEW DR

E-1 Zone

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.)

(Project Design Approval is requested.)

(3:50)

Present: Herman Denunzio, Agent.

Public comment opened at 4:01 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with comments:

- 1) The Board is generally supportive of the mass, bulk, and scale.
- 2) Refine the drafting of the elevations to include final details of windows, materials, etc.
- 3) Provide a roof plan of both the first and second floors, and clearly indicate consistency of the overhangs.
- 4) Study and/or redesign the front bay window to be consistent with the roof design.
- 5) Study the fascia board for consistency between the existing first-floor and the proposed second-floor.
- 6) Provide an 8 ½ x 11 color board.
- 7) A preliminary landscape plan is encouraged.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 448 ALAN RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-072-007
 Application Number: MST2010-00366
 Owner: Merrill Family Living Trust
 Agent: 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.)

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

(4:25)

Present: Joaquin Ornelas, Jr., Agent; Greg Merrill, Owner; Charles McClure, Landscape Architect.

Ms. Bedard requested comments concerning the rear 2nd story deck.

Public comment opened at 4:36 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission with the following comments:

- 1) The Board requests to review the project prior to Planning Commission hearing.
- 2) Attention to the Boards previous comments and sensitivity to the neighborhood is appreciated.
- 3) The Board appreciates the quality of materials, architectural style, street friendly presence, and finds the mass, bulk, and scale acceptable.
- 4) Study the balcony/terrace at the street for material and depth. The Board would prefer the use of wood rather than stone.
- 5) Study centering windows.
- 6) The Board finds the rear deck is consistent with SFDB Design Guidelines and is at least 15 feet from the interior property line.
- 7) The Board recommends the applicant have the Creeks Department review the proposed bioswale.
- 8) Study the addition of a street tree at parkway and review with the Parks Department.
- 9) Study replacing the Red Fescue with a more drought tolerant species.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence with an attached two-car garage. The project includes a 549 square foot first floor addition, a 1,281 square foot second floor addition, the demolition of 405 square feet of floor area and two existing decks totaling 431 square feet, a new 150 square foot, second floor deck and new 826 square foot roof deck. Also proposed is to remodel 2,455 square feet of interior floor area, an exterior stairwell, rooftop fireplace and pergola, approval of an as-built brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line to not exceed 42". Total development on site will result in a 4,459 square foot structure, which is 96% of the maximum guideline floor-to-lot area ratio. Planning Commission approval is requested for a Coastal Development Permit in the appealable jurisdiction of the Coastal Zone.)

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

Postponed two weeks to the meeting of Tuesday, January 18, 2011, at the applicant's request.

**** MEETING ADJOURNED AT 4:57 P.M. ****

CONSENT CALENDAR:**PROJECT DESIGN REVIEW****A. 345 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-028
Application Number: MST2010-00024
Owner: Heather McBurnie
Architect: Michael Holliday

(Proposal to rebuild a 1,450 square foot house and 440 square foot garage destroyed in the Tea Fire. Proposed is a two-story 1,850 square foot single-family residence and attached 450 square foot two-car garage. Staff Hearing Officer approval of a Modification is requested to construct the garage within the side setback. The project includes a privacy fence and landscaping. The proposed total of 2,300 square feet on the 12,284 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 012-10. Project Design Approval is requested.)

Project Design Approval 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, and with conditions:

- 1) The garage parapet shall not be greater than 11 feet to finished grade.
- 2) Site walls are to be of consistent materials.
- 3) Provide a landscape plan. Carry forward previous comments 4, 5, and 6 from minutes of 2/16/10:
 - 4) Add boulders in front of the front wall.
 - 5) Provide more detail about the entry rain garden.
 - 6) Study having Oaks instead of Palms for street trees. Palms should be noninvasive species, i.e., King Palm or Blue Palm.
- 4) Provide details for garage driveway construction.
- 5) Provide additional details for drainage bio-swales.
- 6) Provide cut-sheets and locations for light fixtures.
- 7) Provide color board.
- 8) Provide detail for cable railing.
- 9) Return to Consent Calendar for landscape and details.
- 10) The size, bulk, and scale are acceptable; the project is a modest two-story house; project provides quality materials.

The ten-day appeal period was announced.

NEW ITEM**B. 2001 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-031
Application Number: MST2010-00394
Owner: Maria MacDuff
Architect: Matthew Hoffman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single family residence with an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 4,370 square feet, which includes a credit for basement area, on a 1.86 acre lot is 79% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

Continued to Consent Calendar with comments:

- 1) Provide a landscape and drainage plan.
- 2) Provide architectural details, color board, and light fixture cut-sheets.

FINAL REVIEW**C. 1303 DE LA GUERRA RD****E-1 Zone**

Assessor's Parcel Number: 031-141-009
Application Number: MST2010-00294
Owner: Richard Berry
Agent: Tony Xiques

(Proposal to demolish and rebuild an existing 90 square foot second level covered deck and construct a 82 square foot uncovered deck addition, resulting in a new 172 square foot deck. The parcel is currently developed with an existing 2,331 square foot single family residence with an attached two-car garage on an 8,276 square foot lot located within the Hillside Design District. The proposal includes a five foot setback reduction for the proposed deck addition from the required front setback, per SBMC 28.15.065.)

(Project Design Approval granted 10/25/2010. Final Approval is requested.)

Final Approval as submitted with the condition to submit a color board to staff.

The ten-day appeal period was announced.

NEW ITEM**D. 1312 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-092-011
Application Number: MST2010-00383
Owner: Ian M. Jones

(Proposal to construct a 312 square foot one-story addition to an existing 1,068 square foot one-story single family residence and a detached one-car garage located on a 4,850 square foot lot in the Lower Riveria Special Design District. The proposal includes the demolition of an existing 169 square foot storage shed. The proposed total of 1,380 square feet is 58% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

Postponed indefinitely at the applicant's request.

NEW ITEM**E. 201 E. PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-132-010
Application Number: MST2010-00387
Owner: Jonathan Kenney
Architect: Kurt Magness

(Proposal to permit the "as-built" conversion of an existing storage room above the garage to habitable space, including the addition of a full bathroom and a new skylight, and construction of a new 220 square foot addition to provide internal access to the room above the garage on an existing 2,949 square foot two-story single family residence with an attached two-car garage. The proposed total of 3,169 square feet on a 10,000 square foot lot is 85% of the maximum floor to lot area ratio. The proposal will address the violations listed in ENF2010-00645. The project requires Staff Hearing Officer review for requested zoning modifications to allow improvements in the front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications to allow improvements in the front and interior setbacks.)

Continued indefinitely to Staff Hearing Officer with the comment to provide photo documentation of the existing skylight as seen from the sidewalk.

Items on Consent Calendar were reviewed by **Paul Zink** and **Denise Woolery**.