



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 28, 2011 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

- GLEN DEISLER, CHAIR - PRESENT
- DENISE WOOLERY, VICE- CHAIR - ABSENT
- BERNI BERNSTEIN – PRESENT @ 3:08 P.M.
- ERIN CARROLL - PRESENT
- BRIAN MILLER - PRESENT
- JIM ZIMMERMAN - PRESENT
- PAUL ZINK – PRESENT @ 4:43 P.M.

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

- JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:20 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

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. That on Thursday, February 28, 2011, 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 3:05 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein (present @ 3:08 p.m.), Carroll, Deisler, Miller, Zimmerman, and Zink (present @ 4:43 p.m.).
Members absent: Woolery.
Staff present: Bedard, Limón (present until 3:20 p.m.), and Goo.

GENERAL BUSINESS:**A. Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **February 14, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **February 14, 2011**, as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for Tuesday's **February 22, 2011**. The Consent Calendar was reviewed by **Paul Zink** and **Erin Carroll**.

Action: Zimmerman/Miller, 4/0/1. Motion carried. (Bernstein abstained, Woolery/Zink absent)

Motion: Ratify the Consent Calendar for **February 28, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Erin Carroll**.

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

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

1. Ms. Bedard announced the following changes to the agenda:

- a) Item #2, 221 Oliver Road was postponed two weeks at the applicant's request, and announced the revised approximate time for the remaining agenda items.
- b) Board member Woolery will be absent from the meeting.
- c) Board member Zink will be arriving late to the meeting at approximately 4:30 p.m.

2. Board member Bernstein announced she would be absent from the March 28, 2011 meeting.
3. Mr. Limon clarified the revised procedure policy regarding abstentions and Board members' level of participation, i.e. requirement to review missed meeting video recordings, minutes and/or plans. It was requested that Board members try to keep track of the meetings they were absent from or choose to abstain altogether from future motions or actions on the item(s) in question. Abstentions were clarified to be participation in the discussion on a particular project, but refraining from the vote, as opposed to actually "stepping down" from review of a project which requires actually leaving the room during discussion on a project due to "conflicts of interest" issues. It is considered to be up to the individual Board member to decide whether they will choose to keep themselves informed on any missed or previous reviews so an "informed vote" can be made on a proposed project.

E. Subcommittee Reports: None.

PROJECT DESIGN REVIEW

1. 1519 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-182-006
 Application Number: MST2010-00315
 Owner: Ron Sauer
 Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a 19 square foot residential addition to provide a connection between the house and the accessory space, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence on a 18,295 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project received Planning Commission approval (Resolution No. 002-11) for a Coastal Development Permit on 2/17/2011. The proposed total of 3,368 square feet is 77% of the maximum floor-to-lot area ratio guideline.)

(Project requires compliance with Planning Commission Resolution No. 002-11. Project Design Approval is requested.)

(3:20)

Present: Amy Von Protz, Designer; and David Delore, Contractor.

Public comment opened at 3:23 p.m. As no one wished to speak, public comment was closed.

Motion 1: Continued two weeks to Full Board with the comment to for the applicant to return with further details.

Action: Bernstein/Zimmerman, 2/3/0. **Motion failed.** (Deisler/Miller/Carroll opposed, Zink/Woolery absent).

Motion 2: Continued indefinitely to Consent with comments:

- 1) Ready for Project Design Approval pending showing compliance with Planning Commission Resolution No. 002-11.
- 2) Provide window, door, and rafter details.
- 3) Provide a landscape plan and irrigation plan.

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

***** THE FOLLOWING AGENDA ITEM WAS POSTPONED TWO WEEKS AT THE APPLICANT'S REQUEST. *****

SFDB-CONCEPT REVIEW (CONT.)

2. 221 OLIVER RD

E-3/SD-3 Zone

Assessor's Parcel Number: 041-329-001
Application Number: MST2011-00035
Owner: McDermott Family
Architect: Dan Weber

(Conceptual review for a proposed 486 square foot second-story addition to an existing 1,803 square foot, one-story, single-family residence. The proposal includes a new 130 square foot second-story deck. The proposed total of 2,289 square feet, on a 6,250 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone, is 83% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for requested Zoning Modifications for additions in the required front setback, an open space modification, and to permit an as-built wall that exceeds 3.5 feet in height on a corner lot.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning modification for additions within the required front setback.)

Postponed two weeks at the applicant's request.

SFDB-CONCEPT REVIEW (CONT.)

3. 917 PASEO FERRELO

E-1 Zone

Assessor's Parcel Number: 029-261-006
Application Number: MST2011-00049
Owner: Neil Dipaola
Architect: Dan Weber

(Conceptual review for proposed alterations and additions to an existing 2,951 square foot, two-story, single-family residence. The proposal involves converting the existing 650 square foot garage to habitable area, construction of a new 410 square foot two-car garage, and 202 square feet of new residential additions. The proposed total of 3,563 square feet, on a 10,500 square foot lot in the Hillside Design District, is 94% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for two requested Zoning Modifications for alterations and additions in the required front and interior setbacks.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for two requested Zoning Modifications for alterations and additions within the required front and interior setback.)

(3:43)

Present: Dan Weber, Architect; and Neil Dipaola, Owner.

Board member Miller announced he previously reviewed the plans, minutes, and actions on the proposed project.

Public comment opened at 4:00 p.m.

Diana Rheinisch spoke with concerns regarding preservation of landscaping trees and ocean views, and the location of the garage and requested it's location to be as close to the house as possible.

Bruce Belfone spoke with concerns to the location of the garage and increased noise levels.

Public comment closed at 4:05 p.m.

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

- 1) The Board finds the location of the proposed new garage and reduction in plate height generally acceptable; but strongly encourages continued collaboration with neighbors.
- 2) Provide a south elevation of the garage and a north elevation of the house.
- 3) Carry forward landscaping comment #2 from the previous February 14, 2011, meeting, as follows: *"Provide more information on the development of the site at the driveway egress and proposed terracing, and a tentative planting plan."*
- 4) Apply some stone work along the streetscape on the landscaping plan.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 401 ALSTON RD

A-2 Zone

Assessor's Parcel Number: 015-100-017
Application Number: MST2011-00033
Owner: Marie Ferris
Owner: Marie Ferris Trust
Architect: Jason Grant

(Revised project to eliminate the proposed second-story addition as originally submitted. The revised proposal involves the construction of a 582 square foot one-story addition and an interior and façade remodel to an existing, one-story, 1,749 square foot single-family residence with an attached 413 square foot two-car garage. The proposal includes a new driveway entry gate with a six-foot entry column. The proposed total of 2,851 square feet, on a 23,885 square foot lot in the Hillside Design District, is 60% of the maximum floor-to-lot area ratio guideline.)

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

(4:35)

Present: Jason Grant, Architect.

Public comment opened at 4:39 p.m.

June Sochel spoke with concerns regarding the height of the garage roof, and the location of the gate and driveway for vehicular safety issues.

Public comment closed at 4:41 p.m.

Motion: Project Design 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 comments:

- 1) The Board finds the project compatible with the neighborhood and appreciates the use of high quality materials.
- 2) Return with a color board and project details.
- 3) Provide a landscape plan.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 460 MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 019-021-004
 Application Number: MST2011-00057
 Owner: Nelson Family Trust
 Architect: Bryan Murphy

(Proposal to construct a one-story 567 square foot addition to an existing split-level 1,534 square foot residence with a detached 387 square foot two-car garage. The proposed addition will attach the existing residence to an existing detached 540 square foot accessory structure. The proposal includes an existing 1,279 square foot uncovered deck to remain, and a proposed 43 square foot demolition of an existing 88 square foot covered deck, to result in a 45 square foot covered deck. A total of 100 cubic yards of grading is proposed. The total proposed on-site development of 3,028 square feet on a 33,203 square foot lot, in the Hillside Design District, is 63% of the maximum floor-to-lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

(4:49)

Present: Bryan Murphy, Architect; and Bill Nelson, Owner.

Public comment opened at 4:52 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design 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 comments:

- 1) The Board finds the architecture blends will with the existing architecture and buildings.
- 2) Return with cut sheets of exterior lighting fixtures.
- 3) Return with compliance with Tier 3 Storm Water Management Program (SWMP) requirements.
- 4) Study ways to either save the existing tree or include a replacement tree on the landscape plan.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:58 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 2010 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-331-015
Application Number: MST2010-00216
Owner: Girod Family Trust
Architect: Tai Yeh

(Proposal for alterations to an existing 540 square foot accessory structure on a 23,086 square foot lot with an existing two-story residence. Alterations to the existing accessory structure involve a new roof designed to match the style of the existing house, which will result in an increase in height by two feet for a maximum of 14 feet in height, new dual glazed windows and French doors, a new trellis, a new eyebrow roof, and new dual glazed vellux low profile skylights. The project requires Staff Hearing Officer review for a Zoning Modification for alterations to the roof within the required interior setback.)

(Review After Final to replace two windows with French doors.)

Approval of Review After Final with conditions:

- 1) Reproduce the cutsheet on the plans for the revised light fixture on the east elevation at the trellis.
- 2) Add the window detailing element as noted on the plan Sheet #A-2.

REFERRED BY FULL BOARD**B. 1131 LOS PUEBLOS RD****E-3 Zone**

Assessor's Parcel Number: 031-071-028
Application Number: MST2010-00079
Owner: Richard and Vera Scheeff
Architect: Bryan Murphy

(Proposal to demolish 454 square feet of floor area and construct a 897 square foot addition to an existing two-story 2,258 square foot single-family residence. The existing one-car garage and one-car carport will be replaced with an attached 471 square foot two-car garage. The proposal involves the conversion of the existing 400 square foot basement area into habitable area, garage, and storage resulting in a 242 square foot habitable basement. One redwood tree is proposed to be removed. A new retaining wall is proposed in the rear yard. The overall proposed total of 3,498 square feet on the 15,921 square foot lot in the Hillside Design District is 80% of the maximum guideline floor-to-lot area ratio. The project received Staff Hearing Officer approval (Resolution No. 034-10) on 6/30/10 for a Zoning Modification for the proposed deck and stairs to encroach into the required front setback.)

(Final Approval is requested.)

Final Approval with conditions:

- 1) Revise the landscaping as noted on Sheet #L-1.
- 2) Tier 3 Storm Water Management Program (SWMP) solutions have been incorporated; however, applicant is to provide the Tier 3 SWMP calculations.

FINAL REVIEW**C. 1429 CLEARVIEW RD****R-1 Zone**

Assessor's Parcel Number: 041-102-009
Application Number: MST2008-00194
Owner: Amy Sachs
Designer: Gil's Landscaping & Tree Service

(Proposal to permit 95 linear feet of "as-built" retaining walls and a 285 square foot wooden deck with spa and stairs. The project received Staff Hearing Officer Approval (Resolution No. 087-09) on 10/21/2009 for a requested Zoning Modification. The project will address the violations listed in Enforcement Case ENF2008-00033.)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**D. 1404 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2011-00075
Owner: William Weathers
Landscape Architect: Sam Maphis

(Proposal to permit "as-built" grading and construction of three site retaining walls, not to exceed a height of eight feet, at the rear of an existing one-story residence on a 25,355 square foot lot located in the Hillside Design District. The project includes approximately 384 cubic yards of grading and five new trees. The proposal will address violations outlined in the Enforcement Case (ENF2010-01017). No alterations are proposed to the existing single-family residence.)

(Comments only; project requires Environmental Assessment.)

An email stating concerns from Mary O'Toole and Jim Thweatt was acknowledged.

Project Design 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 one week to Consent with comments:

- 1) Suggest retaining wall to be painted an earth tone color.
- 2) Provide a final landscape plan.
- 3) Reproduce Arborist Report and Soils Report recommendations on the plans.
- 4) Landscape plan to be reviewed and approved by the Fire Department for compliance with High Fire Area landscape requirements.

FINAL REVIEW**E. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2009-00468
Owner: Arnold Christensen
Architect: Vadim Hsu
Applicant: Charlie Kelly

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot area ratio.)

(Final Approval of landscaping is requested.)

Final Approval of landscaping as submitted.

REVIEW AFTER FINAL**F. 731 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-150-031
Application Number: MST2007-00530
Owner: Aaron Gilles
Designer: Don Swann

(Revised proposal no longer needs approval of a Zoning Modification. Proposal to construct a 1,792 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline FAR.)

(Review After Final for the proposed addition of two mature olive trees to the site landscape plan. The house received Final Approval by SFDB on 6/2/2008. No alterations to the house are proposed.)

Approval of Review After Final as submitted, with the comment that the proposed olive trees are an aesthetically acceptable addition to the landscape plan.

Items on Consent Calendar were reviewed by **Brian Miller** and **Erin Carroll**.