



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

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

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
 DENISE WOOLERY, VICE- CHAIR - PRESENT
 BERNI BERNSTEIN - ABSENT
 ERIN CARROLL - PRESENT
 BRIAN MILLER - PRESENT
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK - PRESENT

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

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
 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.
PROJECT DESIGN APPROVAL	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 Project Design 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 22.69 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 Project Design Approval or Final Approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Project Design Approval and Final SFDB approval.
- Conceptual comments are valid for one year. Project Design 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 Wednesday, March 23, 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 4:01 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Carroll, Deisler, Miller, Woolery, Zimmerman, and Zink
Members absent: Bernstein.
Staff present: Bedard, Baker, 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 **March 14, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **March 14, 2011**, as submitted.
Action: Woolery/Carroll, 6/0/0. Motion carried. (Bernstein absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **March 21, 2011**. The Consent Calendar was reviewed by **Glen Deisler** and **Erin Carroll**.
Action: Zimmerman/Miller, 6/0/0. Motion carried. (Bernstein absent)
Motion: Ratify the Consent Calendar for **March 28, 2011**. The Consent Calendar was reviewed by **Brian Miller** and **Erin Carroll**.
Action: Zink/Zimmerman, 6/0/0. Motion carried. (Bernstein absent)

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

1. Ms. Bedard made the following announcements:
 - a) Board member Berni Bernstein will be absent from tonight's meeting.

E. Subcommittee Reports.

No subcommittee reports.

MISCELLANEOUS ACTION ITEM**1. SFDB GUIDELINES**

(4:10) Staff: Heather Baker, AICP, Project Planner

Review updated Draft SFDB Guidelines and Meeting Procedures. The SFDB previously reviewed and commented on a previous draft version of this document on November 22, 2010.

Staff recommendation: That the SFDB recommend the City Council adopt the updated SFDB Guidelines and Meeting Procedures.

(4:03 p.m.)

Public Comment opened at 4:37 p.m.

Attorney Marc Chytilo commented on the new definition for "highly visible to the public" and on the description of landscape maintenance provisions.

Discussion held.

Motion: The Board recommends City Council adopt the updated SFDB Guidelines and Meeting Procedures.

Action: Zink/Miller, 6/0/0. Motion carried. (Bernstein absent).

PROJECT DESIGN REVIEW**2. 1233 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-231-007

Application Number: MST2010-00186

Owner: Sanborn 1998 Trust

Architect: Lloyd Malar

Architect: Mark Shields

(This is a revised project description. Proposal to demolish the existing residence, accessory building, and detached garage totaling 2,847 square feet and construct two new single-family residences on a 31,584 square foot lot in the Hillside Design District. The proposal includes Unit 1 as a 3,796 square foot two-story single-family residence with an attached 407 square foot two-car garage, 192 square foot workshop, 674 square foot covered patio, 50 square foot second-story deck, pool, spa, hardscape and retaining walls. Unit 2 is proposed as a 920 square foot one-story additional dwelling unit with a 459 square foot two-car garage and a 125 square foot storage area attached to the main house. The proposed total of 4,395 square feet for Unit 1 is 99.9% of the maximum guideline floor to lot area ratio. The proposed total of 1,504 square feet for Unit 2 is 34% of the maximum guideline floor to lot area ratio. The project received Planning Commission approval on 3/10/2011 (Resolution No. 005-11) for a Performance Standard Permit to allow an additional dwelling unit per SBMC 28.93.030.E.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing officer Resolution No. 002-11 and Planning Commission Resolution No. 005-11. Project was last reviewed by SFDB on November 22, 2010.)

(4:28)

Present: Mark Shields, Tom and Barbara Sanborn, Owners.

Public comment opened at 4:39 p.m.

The Laurel Phillips (submitted prior letter) spoke in support of the proposed project.

Letters in support from Tom and Barbara Sanborn (owners), Laurel Gilbert Phillips, Sarah Stewart, Mary Lou Fahy, Sara Lytle and Fred Davis III, Dorothy Padilla, and Glendon Dyruff were acknowledged.

The following public comment spoke in opposition of the proposed project:

- 1) Judy Denenholz.
- 2) Keith Rivera.
- 3) Attorney Marc Chytilo, (submitted letters to Board).
- 4) Beth Ford (submitted letters to Board).
- 5) Katie O'Reilly-Rogers.
- 6) Beverly Johnson Trial.

Letters expressing concerns from Attorney Marc Chytilo (for Charles & Joyce Wright and Dave & Judy Denenholz), Edward Easton, Alain Trial, Cathie McCammon for Allied Neighborhoods Assoc., and Paula Westbury were acknowledged.

A letter from James Knight, President of the Rivera Association, with issues that were addressed and of which the Association states they have no opinion on the project, was acknowledged.

Public comment closed at 4:59 p.m.

Straw vote: How many of the Board would approve the current existing plans as presented for Project Design Approval? Vote: 3/3.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide additional information through the use of sections through the property/building utilizing existing topography, and noting pitches, elevations, and all plate and ridge heights on the plans.
- 2) The Board appreciates the entry portal design; however, suggests the applicant to study reducing the thickness of the entry portal to reduce its the bulk.
- 3) Study the height of the secondary building and reduce the ridge heights where possible.
- 4) Study shifting the main house to the east and north without affecting the health of the existing oak trees, if possible.
- 5) There is sufficient photo documentation to allow the removal of the story poles.
- 6) Look for all opportunities to reduce height of the main building.
- 7) Clearly show reductions by providing working drawing sections to accurately depict the elevations and any associated reductions.
- 8) The Board finds the overall project to be acceptable in architecture and design style and looks for additional information and study to refine the project.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 221 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-329-001
Application Number: MST2011-00035
Owner: McDermott Family Trust
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 requested zoning modifications. Project was last reviewed on February 14, 2011.)

(5:47)

Present: Dan Weber, Architect; and Patrick McDermott, Owner.

Public comment opened at 5:57 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) **The Board is supportive of the proposed project and found the design to be very well executed.**
- 2) **The Board finds no negative aesthetic impacts of the proposed zoning modification requested for the existing over-height walls in the front yard.**
- 3) **Return to Consent for Project Design Approval.**
- 4) **Board would be supportive of the suggested alterations to the second-story patio/planter area.**
- 5) Provide a color board and all final architectural details.

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

**** MEETING ADJOURNED AT 6:06 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 1401 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 041-132-009
Application Number: MST2008-00207
Owner: Howard and Aaron Melamed
Designer: Mark Morando

(Proposal to permit "as-built" exterior alterations to an existing one-story, 1,810 square foot single-family residence and an attached 199 square foot one-car garage. The "as-built" improvements include new windows, doors, and a stucco façade, and new site retaining walls. The 1,810 square foot residence, located on a 8,968 square foot lot in the Hillside Design District, is 53% of the maximum FAR. This application will address violations in ENF2007-01271. The project requires compliance with Staff Hearing Officer Resolution No. 063-08.)

(Review After Final to revise the location of the masonry site wall at the front property line, remove existing retaining walls located within the right-of-way, and install new exterior handrail and guardrails. Proposal requires a Substantial Conformance Determination.)

Continued one week with the comments:

- 1) Indicate the area of the proposed new asphalt paving on the plans.
- 2) Provide landscaping in the areas known as Sheet #A-1.

REVIEW AFTER FINAL**B. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal Andrulitaitis
Contractor: Don Knapp

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing Officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Review After Final for a proposed new nine kilowatt ground mounted solar system.)

Continued one week with comments:

- 1) The Board finds the proposed solar panel system to be acceptable in size, location, and height.
- 2) Provide a solution to the potential erosion control measures with the landscape architect.
- 3) Study landscaping solutions to provide screening around the proposed solar panel system.
- 4) Revise the approved landscape plan to include the location of the proposed solar configuration.
- 5) Provide details of a proposed landscape buffer around the solar panel system.
- 6) Study providing an access path to maintain the surrounding landscaping.

REFERRED BY FULL BOARD**C. 163 LA JOLLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for an 896 square foot first floor addition, demolition of the existing 411 square foot attached garage, a new 452 square foot attached garage, and complete remodeling for an existing 1,265 square foot one-story single-family residence. The project includes 230 square feet of covered porches at front and rear, relocating the driveway, and abating violations in ENF2007-00125 by permitting the as-built six-foot wood fence. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. The proposed total of 2,606 square feet is 56% of the maximum guideline floor-to-lot area ratio. Planning Commission approval was granted on 11/18/10 (Resolution No. 017-10) for a Coastal Development Permit and a modification to allow alterations within the interior setback.)

(Final Approval is requested.)

Final Approval as submitted.

NEW ITEM**D. 1120 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-010
Application Number: MST2011-00117
Owner: Sean Hecht
Owner: Gary Convis
Designer: AB Design Studio, Inc.

(Proposal for an addition and remodel of 168 square feet to an existing three-story, 3,119 square foot single-family residence on a 10,389 square foot lot in the Hillside Design District. The proposed addition includes a 121 square foot upper floor addition, a 32 square foot entry addition, and a 15 square foot addition to an existing ground floor bathroom. The proposed residence will total 3,274 square feet. The maximum floor-to-lot-area ratio is 82% which is based on a net total of 3,077 square feet, and includes a 50% reduction (197 square feet) of the existing basement square footage. The proposal will address the violations listed in ZIR2010-00407.)

(Action may be taken if sufficient information is provided. Must provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

Project Design Approval and Final Approval as noted on Sheet A4.01 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.

NEW ITEM**E. 821 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-015
Application Number: MST2011-00125
Owner: Lyons Bourget Family LP
Architect: Lori Kari

(Proposal to construct a 98 square foot addition at the rear of the existing one-story, 1,432 square foot single-family residence with an existing 181 square foot, detached, one-car garage. The proposal includes a change of the roof pitch, at the front of the residence, from a shed roof to a gable roof, and a re-roof using two piece barrel tile.)

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

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 the comments:

- 1) Provide final details and color board details.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP).

REVIEW AFTER FINAL**F. 311 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum floor-to-lot area ratio.)

(Review After Final for revised site landscaping. The landscaping was continued from March 14, 2011.)

Final Approval of landscaping with the following condition to obtain approval from Ann Marx for compliance with High Fire Area requirements.

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