



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 23, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:03 P.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:30 P.M.
 HEATHER BAKER, AICP, Project Planner – PRESENT UNTIL 3:30 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.
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 Thursday, May 19, 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 on City TV-18, or on your computer via <http://www.santabarbaraca.gov/Government/Video/> and then clicking City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on the following Wednesday at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at www.santabarbaraca.gov/sfdb and then clicking *Online Meetings*.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Bernstein, Carroll, Deisler, Miller, and Zimmerman.
Members absent: Zink and Woolery.
Staff present: Bedard, Limón, 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 **May 9, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 9, 2011**, as submitted.
Action: Zimmerman/Carroll, 5/0/0. Motion carried. (Zink/Woolery absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **May 16, 2011**. The Consent Calendar was reviewed by **James Zimmerman** and **Denise Woolery**.
Action: Zimmerman/Bernstein, 5/0/0. Motion carried. (Zink/Woolery absent).
Motion: Ratify the Consent Calendar for **May 23, 2011**. The Consent Calendar was reviewed by **James Zimmerman** and **Denise Woolery**.
Action: Carroll/Miller, 5/0/0. Motion carried. (Zink/Woolery absent).

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

1. Ms. Bedard announced Board members Zink and Woolery would be absent from the meeting.
2. Ms. Bedard announced that the next regular scheduled Consent meeting is Tuesday, May 31, 2011, due to the Memorial Day holiday.
3. Board member Zimmerman announced he would be stepping down from Item #1, 1205 Del Mar Avenue.

E. Subcommittee Reports: None.

DISCUSSION ITEM:**(3:10)**

(15 MIN)

AMENDMENTS TO SFDB DRAFT GENERAL DESIGN GUIDELINES AND MEETING PROCEDURES REGARDING ROOT BARRIERS AND REFERRAL OF ITEMS FROM CONSENT CALENDAR TO FULL BOARD.

City Staff Presenters: Heather Baker, AICP, Project Planner; and Jaime Limón, Senior Planner.

Time: 3:10 p.m.

Tree Root Barrier Guideline.

Presentation made, and two board members commented.

Board comments:

1. Board member Carroll commented that root barriers are typically required in any parkway by sidewalks or within 8-feet from any hardscape surface, and that palm trees typically do not need root barriers. He will also continue to work with staff on draft landscape provisions in the guidelines.
2. Chair Deisler commented that the Board's landscape experts would typically review and comment on root barriers.

Consent Calendar Referrals to Full Board.

Presentation made and; Discussion held.

Staff clarified to the Board that, in order to refer an item from consent to the full board, a Board member should follow these procedures:

1. Alerts staff at the earliest opportunity of the potential request and reasons to refer the item to full board so that staff can notify the applicant of the potential referral to the full board as soon as possible.
2. After the consent calendar review for the item is completed, at the next full board hearing, the board member makes a motion for referral. For example: "I move to refer __ item to full board review." The motion is made during the review of the consent calendar minutes and prior to the ratification of the consent calendar minutes. In the motion discussion, the Board member making the request describes specific areas of concern in how the project may be inconsistent with guidelines.
3. If the motion passes to refer the consent item to full board review, a majority vote of the SFDB is required for the item to be heard by the full board.

PROJECT DESIGN REVIEW**1. 1205 DEL MAR AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-213-006
Application Number: MST2011-00132
Owner: James Iannarilli
Architect: James Zimmerman

(Proposal for a complete façade and interior remodel, 333 square feet of one-story additions, and a 337 square foot two-story addition to an existing 1,677 square foot, one-story, single-family residence. The proposal includes the demolition of the existing 252 square foot one-car garage and construction of a new 273 square foot one-car garage in a new location, and a 177 square foot second story deck. The proposed total of 2,368 square feet, on a 6,355 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum floor-to-lot area ratio.)

(Project Design Approval is requested.)

(3:30)

Present: James Zimmerman, Architect; and James Iannarilli, Owner.

Public comment opened at 3:40 p.m. As no one wished to speak, public comment was closed.

One Board member requested the applicant return with pictures of the front façade.

Motion: Project Design Approval making the findings of the Neighborhood Preservation Ordinance, as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Full Board with the following comments:

- 1) The project is acceptable in mass, bulk, and scale and the use of quality architecture and materials.
- 2) Study the transition between the board and bat, and the stucco at the south east elevation.
- 3) Provide a final detailed landscape plan, indicating plant species, container sizes, quantities, and locations.
- 4) Study the total amount of existing and/or proposed lawn and other high water use landscaping and reduce to the maximum allowed 20% of total landscape area; 80% of the total landscaped areas must comply with the drought tolerant, low water use landscaping.
- 5) Obtain City Arborist approval for the proposed new street tree.
- 6) Provide conformance with Tier 2 Storm Water Management Program (SWMP) requirements.
- 7) Study the material and size of the patio and consider the use of permeable materials.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 524 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-006
Application Number: MST2011-00177
Owner: Robert Blackburn
Applicant: Robert Blackburn

(Proposal to construct a 507 square foot second floor addition and interior remodel to an existing 1,053 square foot one-story single-family residence, with a detached 221 square foot one-car garage, located on a 5,193 square foot lot in the Lower Riviera Special Design District. The proposal includes a new 48 square foot second story balcony. The proposed total of 1,782 square feet is 72% of the guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

(3:59)

Present: Robert Blackburn, Applicant/Co-owner; and Karen Blackburn, Co-owner.

Staff clarified that the Environmental Assessment was completed on the project.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

The applicant read and submitted for the record an excerpt from the April 21, 2011 meeting minutes of the Bungalow Haven Neighborhood Association in support of the proposed project.

Motion: Project Design Approval making the findings of the Neighborhood Preservation Ordinance, as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Full Board with the following comments:

- 1) The second story addition is acceptable in size, bulk, and scale, and is a compatible addition for the existing house and neighborhood.
- 2) The Board suggests centering the balcony with the doors. The Board appreciates the applicant's attempt to conform to the 15 foot setback guideline, however, finds it acceptable to move it a foot or two closer to the interior property line to provide that balance.
- 3) Provide a more traditional balcony railing material to match the style and character of the existing house. The glass railing is not supportable as proposed.
- 4) Eliminate the eyebrow roof; provide an alternative solution.
- 5) Provide conformance with Tier 2 Storm Water Management Program (SWMP) requirements.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:23 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 1689 FRANCESCHI RD****A-1 Zone**

Assessor's Parcel Number: 019-021-019
Application Number: MST2009-00141
Owner: Jason Yardi
Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

(Review After Final continued for proposed window alterations and a revised color scheme. Action may be taken if sufficient information is provided.)

Approval of the Review After Final with the condition for the garage tiles to remain a variety of earth-tone colors using only low glaze (no red or blue tiles).

REVIEW AFTER FINAL**B. 1120 ARBOLADO RD****E-1 Zone**

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

(This is a revised proposal to increase the size of the approved additions from 168 to the proposed 282 square feet of additions to an existing three-story 3,119 square foot single-family residence located on a 10,389 square foot lot in the Hillside Design District. The proposed addition includes a 165 square foot upper floor addition, a 35 square foot entry addition, and an 82 square foot addition and remodel to an existing ground floor bedroom/bathroom. The proposed residence will total 3,388 square feet. The maximum floor-to-lot area ratio is 84% which is based on a net total of 3,190 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.)

(Review After Final for a revised proposal to increase the size of the additions from 168 square feet to a total of 282 square feet and review of proposed design alterations at the entry and window alterations.)

Approved as submitted of the Review After Final.

REVIEW AFTER FINAL**C. 233 LAS ONDAS****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-152-005
Application Number: MST2009-00313
Owner: Bengt and Janis Johansson
Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot addition to the first floor, front entry and second story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor-to-lot area ratio.)

(Review After Final for window alterations on the rear elevation, the removal of an existing bay window; revised rear deck railing; remove stone veneer at the front elevation, and alterations at the front entrance.)

Approval of Review After Final with the condition to paint the wainscot areas and the trim around the entry to be a darker color to match the existing wood fascia color to provide a break up in the color scheme and off-set the "as-built" change of painting the wood shingles.

NEW ITEM**D. 835 W VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 043-211-001
Application Number: MST2007-00282
Owner: Manuel Castro
Applicant: Ubaldo Diaz
Architect: Gil Garcia

(Proposal for a 2,309 square foot two-story single-family residence including attached 478 square foot two-car garage on a 5,250 square foot lot. The existing one-story 728 square foot residence and attached 271 square foot garage would be demolished. The proposal has a FAR of 0.44.)

(Request for a new Project Design and Final approval for a project which expired on February 19, 2010.)

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.

NEW ITEM**E. 1580 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-060-031
Application Number: MST2011-00196
Owner: Robert and Lynn Burtness, Living Trust
Architect: Donald Sharpe

(Proposal to construct a new detached 750 square foot garage/workshop structure located on a 24,960 square foot lot in the Hillside Design District. Of the proposed 750 square foot structure 350 square feet is allocated as additional garage area and the remaining 400 square feet will comprise the accessory workshop area. The existing 3,820 square foot two-story, single-family residence, and 400 square foot detached two-car garage will remain unaltered. The proposal results in the cumulative maximum allowed total of 750 square feet of garage square footage allowed for a parcel in the E-1 zone and on a lot greater than 20,000 square feet.)

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

Postponed one week at the applicant's request.

NEW ITEM**F. 1541 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-001
Application Number: MST2011-00207
Owner: Baugus 2006 Family Trust
Designer: Carlos Grano

(Proposal for window and door alterations and interior remodeling. No square footage changes are proposed for the existing 2,175 square foot two-story single-family residence on the 6,928 square foot lot located in the Coastal Zone.)

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

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.

NEW ITEM**G. 115 E LOS OLIVOS ST****E-1 Zone**

Assessor's Parcel Number: 025-201-013
Application Number: MST2011-00212
Owner: Deedee Ciancola and Paul Calderwood
Applicant: Action Roofing

(Proposed new s-tile, clay-lite viejo blend roof with two-piece eave boosters for an existing one-story single-family residence.)

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

Continued one week to provide a structural report.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Erin Carroll**.