



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

MINUTES

Monday, June 6, 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 - PRESENT
 ERIN CARROLL - PRESENT
 BRIAN MILLER - ABSENT
 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	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><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.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><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.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><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.</p>
PROJECT DESIGN APPROVAL	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><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.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><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.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

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, June 1, 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 Wednesday at 8:00 a.m. on Channel 18. 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 3:04 p.m. by Chair Deisler.

ATTENDANCE:

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

Members absent: Miller.

Staff present: Bedard 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 23, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 23, 2011**, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for Tuesday, **May 31, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Erin Carroll**.

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

Motion: Ratify the Consent Calendar for **June 6, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Erin Carroll**.

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

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

- 1) Ms. Bedard announced that Board member Miller will not be in attendance at the meeting.
- 2) Board member Carroll announced he would be stepping down from Item 2, 910 Camino Viejo Rd.
- 3) Board member Zink announced he would be stepping down from Item 4, 502 E. Micheltoarena St.

E. Subcommittee Reports: None.

PROJECT DESIGN REVIEW**1. 1422 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-022
Application Number: MST2011-00165
Owner: Wayne Greene
Architect: Jack Shaffer

(Proposal for 586 square feet of residential additions, consisting of 262 square feet on the second floor and 324 square feet on the third floor, of an existing 3,055 square foot three-story, single-family residence. No changes are proposed to the existing 1,092 square foot basement. The site includes an existing detached 1,179 square foot garage/accessory building, involving a two-car garage, an accessory building, and a covered patio area. The proposal includes 1,368 square feet of existing patios and decks, a 500 square foot deck addition proposed at grade and involving 46 cubic yards of fill, a new 743 square foot veranda and stairs, a new 296 square foot deck on the third floor. The proposed total of 4,820 square feet, on an 18,664 square foot lot, is 109% of the guideline floor-to-lot area ratio.)

(Project Design Approval is requested. Project requires compliance with Tier 2 Stormwater Management Program (SWMP) prior to Final Approval. The project was last reviewed on May 9, 2011.)

(3:10)

Present: Jack Shaffer, Architect.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many of the Board believe the project's massing is still too large? 3/3 (tied).

Motion: Continued two weeks to Full Board with comments:

- 1) A majority of the Board appreciates the dormer design.
- 2) Remove a portion of the upper level deck on the west side of the second-story bedroom and convert it to a roof.
- 3) Further reduce the size, bulk, and scale of the upper level (second-story) deck.
- 4) Study the consistency and appearance of the second-story bedroom with the rest of the house.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 910 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-046
 Application Number: MST2005-00344
 Owner: CV Investments, LLC
 Architect: Banyan Architects

(Revised proposal for a previously approved project. Proposal to construct a new 3,734 net square foot, two-story single-family residence on a 50,006 square foot vacant lot in the Hillside Design District. The proposal also includes an attached 848 net square foot garage and a 400 square foot swimming pool, for a total of 4,582 net square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under or within five feet of the main building, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,582 square feet located on a 50,006 square foot lot is 96% of the guideline floor-to-lot area ratio. The project requires compliance with Planning Commission Resolution No. 025-06.)

(Project Design Approval is requested. The project requires compliance with Planning Commission Resolution No. 025-06.)

(3:54)

Present: Kirk Gradin, Banyan Architects.

Public comment opened at 4:05 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 and Grading findings have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board for in-progress review with the comments:

- 1) The Board has positive comments regarding the proposed project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, grading compatible with neighborhood, good neighbor guidelines for setbacks, and landscaping for tree preservation.
- 2) Provide conformance with Tier 3 Storm Water Management Program (SWMP) requirements.
- 3) Return with a color board and architectural details for windows, doors, garage doors (cut sheets), wrought iron railing, electric fixtures, etc.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2015 GILLESPIE ST****R-1 Zone**

Assessor's Parcel Number: 043-073-008
Application Number: MST2011-00191
Owner: Lisejayne Kjar
Agent: Mark Morando

(Proposal for alterations and additions to an existing 940 square foot one-story single-family residence with an attached 168 square foot one-car garage. The proposal includes the "as-built" conversion of 510 square feet of existing attic space to habitable space, resulting in a new second story, with "as-built" windows, and an "as-built" 384 square foot one-story addition with skylights. The proposal includes the demolition of an "as-built" carport and the demolition of approximately 9 square feet of the existing 168 square foot garage, and a 48 square foot addition to the existing garage, a new garage door, and construction of a new 3.5 foot tall driveway gate. The proposal will result in a 207 square foot one-car garage and one proposed tandem uncovered parking space in the remaining front yard. The project requests Staff Hearing Officer approval for requested zoning modifications for alterations and additions to the garage and for one uncovered parking space to be located within the required interior setback and to allow one covered and one uncovered parking space instead of the required two covered parking spaces.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested modifications.)

(4:18)

Present: Mark Morando, Agent; and Renee Brooke, Senior Planner.

Ms. Brooke clarified staff's concerns regarding the proposed tandem parking configuration and requested the Board include in their comments their recommendations for the on-site parking.

Public comment opened at 4:28 p.m. As no one wished to speak, public comment was closed.

Motion 1: Denied the proposed project without prejudice with the recommendation for the applicant to study ways to improve the proposed "as-built" architectural design.

Action: Zink/Woolery, **Motion withdrawn.**

Motion 2: Continued indefinitely to Staff Hearing Officer to return Full Board with the comment that the Board is not favorable of the architectural style as presented at this time.

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

Board comment:

The Board finds that the tandem parking space is not an issue; however, the Board is not generally favorable of requested modifications as a solution for "as-built" work.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 502 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-001
Application Number: MST2011-00186
Applicant: Paul Zink
Owner: Douglas Foster

(Proposal to construct a 450 square foot one-story addition to the existing 900 square foot one-story single-family residence. The proposal includes demolition of the 182 square foot detached one-car garage and construction of a 185 square foot attached one-car garage on the 5,194 square foot lot. Staff Hearing Officer review of zoning modifications is requested to allow the reconstructed garage to be located within an interior setback and to allow a portion of the required open yard area to have less than the required 20 foot dimensions. The parcel is located in the Lower Riviera Special Design District. Proposal to address enforcement case ENF2010-00220).

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of requested zoning modifications.)

(4:56)

Present: Paul Zink, Applicant; and Jake Jacobus, Urban Historian.

Mr. Jacobus commented that the proposed project site is in the Lower Riviera Special Identified Historic district, and includes the craftsman style in original design of the home. He recommended that the garage be reconfigured to be pushed slightly back to conform to the architectural style of the rest of the house.

Public comment opened at 5:07 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board made positive comments on the proposed project.
- 2) The Board suggests the garage be pushed back a couple of feet, as suggested by staff to be in the same plane as the adjacent neighboring home.
- 3) The Board finds no negative aesthetic impacts regarding the proposed open yard configuration and location of the new garage.

Action: Woolery/Bernstein, 5/0/0. Motion carried. (Zink stepped down, Miller absent).

**** MEETING ADJOURNED AT 5:17 P.M. ****

CONSENT CALENDAR:**REVIEW AFTER FINAL****A. 1109 LUNETTA PZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
Application Number: MST2008-00452
Owner: Hughes Land Holding Trust
Architect: Henry Lenny

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second-floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Planning Commission approval for a Coastal Development Permit on April 16, 2009 (Resolution No. 014-09).)

(Review After Final continued for a proposed change of architectural style and related exterior door and window alterations. The footprint and square footage remains the same as originally approved. Project requires a Substantial Conformance Determination.)

Approved as submitted of the Review After Final.

REVIEW AFTER FINAL**B. 1857 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2007-00411
Owner: Peter Consos Javidi
Architect: W. David Winitzky

(Revised proposal to reduce the overall square footage of the proposed additions by 261 square feet. Proposal to convert 113 square feet of existing crawl space to garage space, to construct 509 square feet of additions, to remodel the interior space and to replace new window and doors to an existing 2,591 square foot two-story single-family residence, which includes an attached 373 square foot two-car garage and a detached 224 square foot one-car garage. The proposal will result in a 3,395 square foot single-family residence, which includes 710 square feet of garage area (486 square foot attached two-car garage and a 224 square foot detached one-car garage). The proposed total of 3,395 square feet on 30,471 square foot lot, located in the Hillside Design District, is 71% of the guideline floor-to-lot area ratio.)

(Review After Final for alterations to the proposed square footage of additions resulting in a 261 square foot decrease from the original approved project.)

Approval of Review After Final with the condition for the applicant to provide at least a partial landscape plan as suggested prior to obtaining the Certificate of Occupancy with the Building Permit.

Gloria Hendley (generally supportive) spoke of concerns regarding the exterior lighting, the existing standing pond, mosquitoes, and overgrown weeds.

PROJECT DESIGN AND FINAL REVIEW**C. 849 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-029
Application Number: MST2011-00113
Architect: Pacific Arc Inc. Architects
Owner: JTM Private Land Trust
Landscape Architect: Chris Gilliland

(Proposal for exterior alterations and a 622 square foot interior remodel of an existing two-story, 3,262 square foot single-family residence on a 23,700 square foot lot in the Hillside Design District. The proposed exterior alterations include remodeling the existing second-story balcony to remove structural columns and replace the existing curved arches with a squared opening, relocating an existing window from the south elevation to the west elevation, and replacing two existing doors. Staff Hearing Officer approval is requested for the proposed over height fence to exceed the 3.5 foot maximum height requirement along the front and interior property lines.)

(Project requires compliance with Staff Hearing Officer Resolution No. 021-11. Project Design and Final Approval is requested.)

Project Design Approval and Final Approval as submitted 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.

NEW ITEM**D. 1826 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-011
Application Number: MST2011-00187
Owner: Marilyn Makepeace, 2002 Revocable Trust
Architect: Thompson Naylor Architects

(Proposal for an interior remodel and minor exterior alterations to an existing one-story 3,333 square foot single-family residence, including a two-car garage, located on a 20,037 square foot lot in the Hillside Design District. Exterior alterations include a new French door on the north elevation, new windows on the east and south elevations, and three new skylights. Staff Hearing Officer approval is requested for a zoning modification to allow alterations within the required interior setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Continued indefinitely to Staff Hearing Officer to return to Consent with the comment that the Board found no negative aesthetic issues of the requested modification, as the new windows are on the side adjacent to the neighbor's garage and driveway, and therefore cause no apparent privacy impacts.

Gloria Hendley requested that all construction vehicles park on the site so as not to impact street traffic.

NEW ITEM**E. 30 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-130-028
Application Number: MST2011-00215
Owner: David Darren Long
Architect: Archart, Inc.

(Proposal to construct a new three-level 3,656 square foot residence, including a 493 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a zoning modification to encroach into the required front yard setback. The proposed total of 3,656 square feet on a 23,091 square foot lot is 78% of the guideline floor-to-lot-area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Referred two weeks to Full Board with the following comments:

- 1) The Board appreciates the overall reduced footprint from the original house.
- 2) The Board refers this project to the Full Board regarding the additional height in the setback.
- 3) Applicant to provide resolution of the starkness of the elevations regarding colors and shapes.

NEW ITEM**F. 3054 PASEO DEL DESCANSO****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-092-008
Application Number: MST2011-00218
Owner: Michael J. Weidmann
Applicant: Mark Morando

(Proposal to address the violations of ENF2011-00176 by eliminating the "as-built" illegal dwelling unit and converting the original 412 square foot two-car garage into accessory space. The proposal includes two uncovered parking spaces, per the parking exception for a property developed with a floor-to-lot area ratio of less than an 80%. No alterations are proposed for the existing 1,911 square foot one-story single-family residence. The total onsite development of 2,410 square feet on a 14,367 square foot lot is 57% of the floor-to-lot area ratio.)

(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 with condition for the applicant to provide additional landscape planter areas adjacent to the accessory building.

Tessie Tritscitler spoke with concerns regarding the use of accessory space and previous use of the illegal dwelling unit.

NEW ITEM**G. 2521 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-422-003
Application Number: MST2011-00224
Owner: Roberta Sengelmann-Keshen
Designer: Eric Swenumson

(Proposal for a new 348 square foot second story deck with an exterior spiral stair case at the rear of an existing 3,313 square foot two-story single-family residence, including a 421 square foot attached two-car garage. A new spa is proposed on the second-floor deck.)

(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 condition to relocate the exterior staircase to the southwest corner of the proposed deck and incorporate it into the interior of the proposed deck.

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