



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 20, 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
 ERIN CARROLL - PRESENT
 BRIAN MILLER – PRESENT @ 3:48 P.M.
 JIM ZIMMERMAN - PRESENT
 PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 4:00 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 <u>at the time of submittal & each time plans are revised.</u> <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, June 16, 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 was broadcast live on City TV-18 and rebroadcast in its entirety the following Wednesday morning at 8:00 a.m. A live broadcast could also be seen via personal computer by going to www.santabarbaraca.gov/Government/Video and then clicking City TV-18 Live Broadcast. An archived video copy of this meeting is viewable on computers with high speed internet access by going to 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, Miller (present @ 3:48 p.m.), Zimmerman, and Zink.
Members absent: Woolery.
Staff present: Bedard, Limón (present until 4:00 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 **June 6, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **June 6, 2011**, as amended.
Action: Bernstein/Zimmerman, 3/0/2. Motion carried. (Zink abstained on Item #4/Carroll abstained on Item #2, Woolery/Miller absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **June 13, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Erin Carroll**.

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

Motion: Ratify the Consent Calendar for **June 20, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Erin Carroll**.

Action: Zimmerman/Bernstein, 5/0/0. Motion carried. (Zink abstained from Item D, Woolery/Miller absent).

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

1. Ms. Bedard announced that Board members Zink and Carroll will be stepping down from their positions as Board members as they have completed their term periods, which ends on June 30, 2011. The remaining Board members and staff thanked them for their commitment and invaluable input over their terms of dedicated service.
2. Ms. Bedard announced that no applications were received for the one vacant licensed landscape architect position. That position will remain vacant. Four applications were received for the one vacant licensed architect position. City Council will appoint one of the four applicants to fill the licensed architect position and that newly appointed Board member will join the Board beginning in July 2011.

E. Subcommittee Reports: None.

REVIEW AFTER FINAL – PUBLIC HEARING

1. 1303 FERRELO RD - LOT 28

E-1 Zone

Assessor's Parcel Number: 029-271-028
 Application Number: MST2005-00082
 Owner: Kevin Goodwin
 Designer: Goodwin Design

(This project is scheduled for a Review After Final for a revised design to reconfigure the site grading and slope. The total onsite grading is approximately 2,100 cubic yards and will be balanced on site. Grading quantities include permitting the "as-built" 700 cubic yards of fill, and repairing the slope by completing 700 cubic yards of cut and 700 cubic yards of recompaction. The goal of the revised site grading is to restore the site to the original elevation and slightly increase the building pad. Other site work includes erosion control and addition of site boulders. No changes are proposed to the 3,493 square foot, two-story, single-family residence, with an attached 599 square foot two-car garage, which received final approval on January 2, 2007.)

(Project requires Neighborhood Preservation Ordinance and Grading Findings per SBMC 22.69.050.)

(3:14)

Present: Kevin Goodwin, Applicant/Owner.

Public comment opened at 3:23 p.m.

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

- 1) Jeff Vinion, opposition; spoke with concerns regarding the grading and potential erosion and debris damage.
- 2) Brian Hershkowitz, (property below the vacant lot) opposition; spoke with concerns regarding potential flood water drainage, and proposed FARs.
- 3) Miranda Field, opposition; with concerns regarding the proposed grading, potential flooding, and the proposed site design.

Public comment closed at 3:32 p.m.

Mr. Limón clarified the proposed grading description and soils compaction requirements for the proposed project.

Staff commented that there are no changes to the proposed residence. The proposed residence is 74% of the guideline FAR.

Motion: Continued indefinitely to Full Board with comments:

- 1) Revise the grading plan and bring into accordance with the previously approved plan for the top of the slope originally approved by the Architectural Board of Review.
- 2) Update the current landscape plan with further detailing at the slope, and provide a proposed grading contour plan.

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

Board Comment: It was recommended that Board Members do individual site visits prior to the next scheduled review.

SFDB-CONCEPT REVIEW (CONT.)**2. 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.)

(Item was referred from Consent on June 6, 2011. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

(4:01)

Present: Derrick Jensen, Architect; and David Darren Long, Owner.

Public comment opened at 4:13 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many of the Board can support the proposed project and give positive comments of the project as currently presented? 1/5.

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

- 1) Relocate the third level out of the required front setback.
- 2) The Board finds no negative aesthetic impacts to the proposed first and second level encroachments, but does not support the third level encroachment.
- 3) Study the connection between the glass and the wrought iron metal railings of the spiral staircase.
- 4) Return with roof, window, garage door, and further architectural and material details; provide a color board.
- 5) Provide a conceptual landscape plan and planting details.

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

PROJECT DESIGN REVIEW**3. 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 571 square feet of residential additions, consisting of 262 square feet on the second floor and 309 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 lawn area proposed at grade and involving 46 cubic yards of fill, a new 534 square foot veranda and stairs, a new 77 square foot deck on the third floor. The proposed total of 4,805 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 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed on June 6, 2011.)

(4:38)

Present: Jack Shaffer, Architect; Rosaleen Wynne; and Wayne Greene, Owner.

Public comment opened at 4:47 p.m. As no one wished to speak, public comment was closed.

Two letters were acknowledged in support of the project from John Lawrence and Roberta Morris, and Marty and Elyse Reitzin.

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 proposed size, bulk, and scale is acceptable.
- 2) The Board finds the project's design is compatible with the architectural character of the neighborhood.
- 3) Provide final architectural details, landscape details, and color board.
- 4) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements prior to Final Approval.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:53 P.M. ****

CONSENT CALENDAR:**FINAL REVIEW****A. 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 staircase 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.)

(Final Approval is requested. Project Design Approval was granted June 6, 2011.)

Final Approval as submitted.

(The exterior staircase was removed.)

FINAL REVIEW**B. 163 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-004
Application Number: MST2011-00243
Owner: Bertha Claveria Trustee
Applicant: Sherry & Associates

(Proposal to demolish the existing 110 square foot second-story deck and 293 square foot "as-built" deck addition to be replaced with a new 413 square foot second-story deck and a new 413 square foot loggia at the ground-floor, replace two existing windows on the second story with French doors and add faux balconies, and replace the existing metal roof with a new s-tile roof with double-starter cap. The proposal will address ZIR violations listed ZIR2010-00566. The parcel is currently developed with a 2,368 square foot, two-story, single-family residence on a 15,012 square foot lot in the Hillside Design District, and is 55% of the guideline floor-to-lot-area ratio.)

(Project Design Approval was granted on June 13, 2011. Final Approval is requested. Project requires compliance with Tier 2 SWMP prior to final approval.)

Final Approval with conditions:

- 1) Utilize frosted glass for the exterior lighting fixtures.
- 2) Utilize natural sandstone color riprap for the rain garden, and not a white color.
- 3) Include two drains on the upper level deck.
- 4) Provide a section of the depression storage area showing the depth and materials used.
- 5) Provide a color sample of the "brown" color of the painted wood to match the doors and windows.

PROJECT DESIGN AND FINAL REVIEW**C. 1423 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-005
Application Number: MST2011-00179
Owner: Chesluk Family Trust
Applicant: Macaluso Pools

(Proposal to construct a new pool and spa located on a 12,764 square foot parcel in the Appealable Jurisdiction of the Coastal Zone. A total of 125 cubic yards of excavation is proposed. The parcel is currently developed with an existing two-story single-family residence.)

(Project Design and Final Approval is requested.)

Continued one week to Consent with comments:

- 1) Verify the species of the existing tree located near the proposed retention basin.
- 2) Indicate on the plans the accurate drip lines.
- 3) Indicate landscaping for the retention basin.
- 4) Study the location and dimensions of the proposed retention basin, and study the possibility of making it smaller and deeper.

NEW ITEM**D. 508 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-002
Application Number: MST2011-00235
Owner: Dan Bocek
Architect: Paul Zink

(Proposal for a new detached 448 square foot two-car garage and 233 square feet of second-floor storage area on a 5,203 square foot parcel, located in the Lower Riviera Special Design District, and currently developed with an existing 1,521 square foot, two-story, single-family residence. The proposal includes a new 450 square foot raised deck at the rear of the residence, new site landscaping, 600 square feet of new permeable paving, and 40 cubic yards of fill. The total onsite development consists of 2,203 square feet, which is 89% of the guideline floor-to-lot area ratio. The proposal will address violations listed in ZIR2005-00418.)

(Comments only; project requires Environmental Assessment.)

Continued indefinitely to Consent with comments:

- 1) Provide materials for proposed driveway and decks.
- 2) Provide site landscaping for the open yard area.
- 3) Provide final details, exterior light cut-sheets, and a color board.
- 4) Provide conformance with Tier 2 Storm Water Management Program (SWMP) requirements.

REVIEW AFTER FINAL

E. 1232 CHINO ST

R-2 Zone

Assessor's Parcel Number: 039-142-022
Application Number: MST2006-00218
Owner: Salvador and Maria E. Barragan
Designer: Darlene Allen

(Proposal for a one-story 1,763 square foot three-bedroom single-family residence including an attached 433 square foot two-car garage to replace an existing 929 square foot single-story residence. The 10,750 square foot lot contains an existing one-story duplex, a three-car garage, and two uncovered parking spaces which will remain.)

(Review After Final for minor exterior alterations and revisions to the landscape plan.)

Postponed one week at the applicant's request.

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