



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 12, 2007 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR
 BERNIE BERNSTEIN
 ERIN CARROLL
 GLEN DEISLER
 GARY MOSEL
 DENISE WOOLERY

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 TONY BOUGHMAN, Planning Technician
 GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p>Master Application & Submittal Fee</p> <p>Photographs - 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. If over 85% of max. FAR*, then also panoramic streetscape photos.</p> <p>Plans - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal & with each plan revision</u>.</p> <p>Vicinity Map and Project Statistics Forms/or Equivalent - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p>Site Plan - 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>Exterior elevations - showing existing & proposed grading where applicable. .</p> <p>Story Pole Plan - if story poles are required for the project.</p> <p>Topographic Survey - professional survey for sites averaging 15% or more.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Rough sketches 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 project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p>Site Sections - showing the relationship of the proposed building & grading where applicable.</p> <p>Preliminary Landscape Plans - required for some single family projects, for example, where grading or new landscaped areas are proposed or for over 85% of max. FAR* projects. Proposed tree removal or planting and other proposed planting areas must be shown per SFDB Guidelines, Part 2: Landscape Design. At least 80% of landscaped areas must be allocated for water-wise plants. Paved areas must be shown and site statistics provided. Plans must include any street parkway strips.</p> <p>Perspective Drawing, Model or Computer Simulation - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary 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>Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p>Cut Sheets - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p>Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Final Landscape Plans - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p>Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.</p>

GENERAL BUSINESS:

- A. The meeting was called to order at 3:04 by Chair Mahan.
- B. Roll call. Present: Bernstein, Carroll, Deisler, Mahan, Mosel, Woolery, Zink
Absent: None
Staff: Boughman, Limon (left at 3:48), Shafer
- C. Public Comment:
No public comment.
- D. Approval of Minutes:
Motion: Approval of the minutes of the Single Family Review Board meeting of October 29, 2007, as revised.
Action: Zink/Carroll, 7/0/0. Motion carried.
- E. Consent Calendar:
Motion: Ratify the Consent Calendar of November 5, 2007. The Consent Calendar was reviewed by William Mahan; with the exception of landscaping for Item C reviewed by Erin Carroll.
Action: Zink/Mosel, 7/0/0. Motion carried.
Motion: Ratify the Consent Calendar of November 12, 2007. The Consent Calendar was reviewed by William Mahan.
Action: Bernstein/Carroll, 7/0/0. Motion carried.
- F. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Mr. Boughman made the following announcements:
a) A quorum of the Board will attend a special SFDB meeting on Tuesday, December 18th.
b) Consent Calendar will be held as usual on Monday, December 17th at 11:00.
2. Chair Mahan appointed a subcommittee of Zink, Bernstein, and Woolery to visit sites and consider the prerogative of the Board in situations where the homes will be obscured from public view, such as those on Ontare and Mt. Calvary.
Mr. Mahan stated that he has heard from colleagues regarding their negative experiences before other Boards. He would like SFDB to interact appropriately, positively, and gently with applicants.
- G. Subcommittee Reports.
No reports.
- H. Possible Ordinance Violations.
No violations reported.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 730 COOK AVE****R-2 Zone****(3:15)**

Assessor's Parcel Number: 043-243-018

Application Number: MST2007-00447

Owner: Joseph C. and Genevieve H. Franco Trustee

Architect: Alliance Design Group

Applicant: Larry Graves

(Proposal to construct a new 2,053 square foot two-story single-family residence including attached 425 square foot two-car garage on a vacant 5,135 square foot lot. The proposed total of 2,053 square feet is 83% of the maximum guideline FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(3:12)

Present: Larry Graves, Architect, Alliance Design Group.

Staff comment: a Geologic Study will be requested due to the high hazardous seismic zone.

Public comment opened at 3:17 p.m.

A public comment letter submitted by Paula Westbury was acknowledged by the Chair.

Public comment closed at 3:18 p.m.

Motion: Continued four weeks to the Full Board with the following comments:

- 1) Provide a more traditional porch extending across the windows and doors.
- 2) Provide a proper walkway with gate.
- 3) Raise the side second-story windows to provide privacy for neighboring bedroom windows.
- 4) Provide photos of existing surrounding houses.
- 5) Provide permeable paving for driveway.
- 6) Provide a conceptual landscape plan with canopy trees.
- 7) Provide a simple hip roof for garage; provide information about high-quality garage doors.
- 8) Eliminate stucco surrounds but keep the window sill moulding.
- 9) Study thicker walls (2x6) to allow more recess of the front door and window.
- 10) Provide a preliminary color board of the plaster finish.
- 11) Stucco should have smooth finish.
- 12) Set back the front yard fence to allow landscaping.

Action: Bernstein/Zink, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1903 COYOTE CIR****A-1 Zone**

(3:50) Assessor's Parcel Number: 021-170-001
Application Number: MST2007-00467
Owner: Nick Vasiloff
Designer: Ray Ames
Contractor: Holmes Construction

(Proposal for a new 1,081 square foot second-story and a 200 square foot first-floor addition. The existing 2,688 square foot one-story single-family residence including attached 407 square foot two-car garage is located on a 35,647 square foot lot in the Hillside Design District. The proposed total of 3,969 square feet is 81% of the maximum guideline FAR.)

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

(3:41)

Present: Ray Ames, Designer.

Public comment opened at 3:48 p.m.

A public comment letter submitted by Paula Westbury was acknowledged by the Chair.

Public comment closed at 3:49 p.m.

Motion: Preliminary Approval of the project as a basis for working drawings 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 Consent Calendar with the following comments:

- 1) Blend the chimney.
- 2) Arches should be consistent.
- 3) Return the stone around corners.
- 4) Eliminate the roof above the rear master bedroom deck.
- 5) Provide a color board.

Action: Zink/Carroll, 7/0/0. Motion carried.

***** THE BOARD RECESSED FROM 3:58 P.M. UNTIL 4:11 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1606 HILLSIDE RD****R-1 Zone**

(4:25) Assessor's Parcel Number: 041-092-053
Application Number: MST2007-00460
Owner: Christopher Kirkbride
Architect: James LeCron

(Proposal to demolish an existing 793 square foot one-story single-family residence and construct a 793 square foot one-story single-family residence and a 256 square foot two-car carport. The 8,580 square foot lot is currently developed with another single-family residence facing Clearview Rd.)

(4:11)

Present: James LeCron, Architect; Christopher Kirkbride, Owner.

Public comment opened at 4:21 p.m.

A public comment letter submitted by Paula Westbury was acknowledged by the Chair.

Public comment closed at 4:22 p.m.

Motion: Preliminary Approval of the project as a basis for working drawings 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 to the Consent Calendar with the following conditions:

- 1) Provide a covered front porch or recess the front entry and extend the roof element forward.
- 2) Show the exterior venting.
- 3) Provide a color board and exterior lighting details.
- 4) Provide a permeable driveway.
- 5) Provide a landscape plan.

Action: Zink/Woolery, 7/0/0. Motion carried.

***** THE BOARD RECESSED FROM 5:37 UNTIL 5:46 P.M. *****

PRELIMINARY REVIEW**4. 1600 SHORELINE DR****E-3/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 045-172-013
Application Number: MST2007-00123
Owner: Jack Benadon and Kathleen Meehan
Architect: James Zimmerman

(Proposal to add 458 square feet first- and 470 square feet second-story additions to an existing 1,528 square foot one-story single-family residence, and to replace the existing attached 409 square foot two-car garage with a new 410 square foot two-car garage. Also proposed is a 254 square foot roof deck and a 225 square foot veranda. The project is located on a 7,866 square foot parcel located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,875 square feet is 91% of the maximum FAR.)

(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 053-07.)

(4:46)

Present: James Zimmerman, Architect; Michelle Hochrein, Charles McClure Architects.

Staff comment: Mr. Boughman reported the Staff Hearing Officer's conditions.

Motion: Preliminary Approval as a basis for working drawings 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 the following conditions and continued indefinitely to the Consent Calendar

- 1) Provide a king palm as a street tree.
- 2) Provide a permeable paved driveway.
- 3) Provide a shed roof over the stairs.
- 4) The project provides quality materials, consistency in appearance, and is compatible with the neighborhood.

Action: Diesler/Woolery, 6/1/0. Motion carried. (Bernstein opposed.)

***** THE BOARD RECESSED FROM 5:25 P.M. UNTIL 5:50 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 509 SCENIC DR****E-2 Zone**

(5:55) Assessor's Parcel Number: 015-280-005
Application Number: MST2007-00472
Owner: Robert R. Geauque
Architect: Y. S. Kim

(Proposal for a new 670 square foot second-story addition, a 337 second-story deck, and 345 square feet of first-floor additions. The existing 1746 square foot one-story single-family residence and attached two-car garage is located on a 10,005 net square foot lot in the Hillside Design District. The proposed total of 2,694 square feet is 72% of the maximum FAR.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(5:50)

Present: Y. S. Kim, Architect; Robert Geauque, Owner.

Public comment opened at 5:59 p.m.

Erika Lund, neighbor: concerned about loss of backyard privacy.

Staff comment: the project requires environmental assessment.

Public comment closed at 6:00 p.m.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) Move all decks 15 feet away from the east property line.
- 2) All exterior lighting shall be downcast, in compliance with the Lighting Ordinance.
- 3) Provide color and material boards.
- 4) The project is ready for Preliminary Approval pending environmental assessment.

Action: Zink/Bernstein, 7/0/0. Motion carried.

***** THE BOARD RECESSED FROM 6:13 P.M. UNTIL 6:17 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 998 SYCAMORE CREEK LN****A-1 Zone****(6:30)**

Assessor's Parcel Number: 021-050-061

Application Number: MST2007-00507

Owner: Marie C. Burke and Dru A. Thorne-Thomsen

Designer: Susan Sherwin

(Proposal to construct a 5,693 square foot three-story single-family residence including attached 698 square foot three-car garage and 1,039 square foot basement. The proposal includes approximately 3,600 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 5,693 square feet is 73% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission Resolution No. 039-92.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 039-02.)

(6:17)

Present: Susan Sherwin, Designer; Chris Sneddon, Civil Engineer; Marie and Dru Thorne-Thomsen, Owners.

Straw vote: To accept the site plan concept and proceed to a review of the architecture. 7/0/0.

Staff comment: Mr. Boughman reported that several areas of the proposal are not in conformance with the PC Resolution: 1) the entry way; 2) paved area might encourage parking outside of the development envelope; 3) roof line is to be maintained at low profile.

Public comment opened at 6:40 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Planning Commission for substantial conformance determination with the following comments:

- 1) Applicant to restudy the walkway from the hammerhead to the front door to be more natural.
- 2) The hammerhead is to be a permeable paving, provided it meets with Fire Department requirements.
- 3) Any additional leveled area used during construction shall be returned to a natural state upon completion of the project.
- 4) Applicant should redesign/suggest removing the balcony from the artist studio or incorporate more barn-like architectural features in its design.
- 5) Review the windows for design and composition.
- 6) Retaining walls shall not exceed an exposed elevation of 6 feet except as provided by Neighborhood Preservation Guidelines.
- 7) Study lowering the pool to minimize the amount of grading. It is understood that the goal is to achieve balanced cut and fill on the site.

Action: Woolery/Deisler, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**7. 1837 EL CAMINO DE LA LUZ****E-3/SD-3 Zone****(7:05)**

Assessor's Parcel Number: 045-100-064
 Application Number: MST2007-00241
 Owner: Bruce F. Peterson, Revocable Living
 Architect: Jon Kauffman

(Proposal for a 935 square foot two-story addition to an existing 2,773 square foot three-story single-family residence on a 18,488 net square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a coastal development permit is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A COASTAL DEVELOPMENT PERMIT.)

(7:07)

Present: Jon Kauffman, Architect; Bruce Petersen, Owner.

Public comment opened at 7:18 p.m.

Dr Barthels, neighbor: concerned that roof top is in the wrong area; concerned about drainage course.

Public comment closed at 7:20 p.m.

Motion: Continued indefinitely to Full Board with the following comments:

- 1) The proposal is not accept able as presented.
- 2) Applicant to study unifying the shed roofs.
- 3) Set back the entry door wall.
- 4) Omit the curved trellis at the lower entrance.

Action: Woolery/Deisler, 6/0/1. Motion carried. (Bernstein abstained.)

SFDB-CONCEPT REVIEW (CONT.)**8. 614 N VOLUNTARIO ST****R-2 Zone****(7:40)**

Assessor's Parcel Number: 031-190-034
 Application Number: MST2007-00412
 Owner: Jose Luis Perez
 Architect: Jose Esparza

(Proposal to add a 495 square foot second floor addition to an existing two-story 2,038 square foot single-family residence. The project will result in a 2,533 square foot single family residence including the 475 square foot two-car garage on the 5,850 square foot lot. The proposal has a FAR of 0.43 and is 95% of the maximum guideline FAR.)

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

(7:50)

Present: Jose Esparza, Architect.

Public comment opened at 8:00 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as a basis for working drawings 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 Calendar with the following comments:

- 1) Trim shall be consistent on all windows.
- 2) Provide a sandstone walkway to the steps from the sidewalk adjacent to the driveway.
- 3) Move the fence in 30 inches from the walkway to provide space for planting.
- 4) Provide a vanilla trumpet vine on the chain link fence.
- 5) Provide a color board and exterior light fixture details.
- 6) Provide a 4x10 beam in front at the porch.

Action: Mosel/Wooler, 7/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)

9. 1109 GARCIA RD

A-1 Zone

(8:15) Assessor's Parcel Number: 029-282-009
 Application Number: MST2006-00765
 Owner: Kevin Roy Cheesman
 Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposed total of 3,085 square feet is 62% of the maximum guideline FAR.)

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

(8:13)

Present: Patrick Pouler, Architect; Kevin Cheesman, Owner.

Public comment opened at 8:22 p.m. As no one wished to speak, public comment was closed.

Motion: Preliminary Approval of the project as a basis for working drawings 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 Calendar with the following comments:

- 1) Provide a color board and exterior lighting details.
- 2) Use planter boxes for additional landscaping.

Action: Bernstein/Carroll, 7/0/0. Motion carried.

I. The Full Board meeting adjourned at 8:29.

CONSENT CALENDAR (11:00)**NEW ITEM****A. 823 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-173-015
 Application Number: MST2007-00557
 Owner: Harold W. Craig
 Applicant: Mark Craig

(Proposal for new front and rear entrances, master closet addition, interior remodel, hardscape improvements, new front gate and site walls, paint to match existing.)

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

Continued one week.

FINAL REVIEW**B. 2431 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-010
 Application Number: MST2007-00514
 Owner: Jeffrey P. and Elaine K. Benson
 Architect: Victor Schumacher

(Proposal for remodeling and minor exterior alterations including replacing doors and windows. The existing 3,104 square foot single-family residence including 450 square foot two-car garage is located on a 1.5 acre parcel in the Hillside Design District.)

Final Approval with the condition that the Fascia is to be same color as the trim.

FINAL REVIEW**C. 1935 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-006
 Application Number: MST2007-00504
 Owner: Ann Sarkis
 Architect: Peter Becker

(Proposal for 142 square feet of additions to an existing 3,208 square foot one-story single-family residence, including two-car garage. The proposal includes widening the driveway, expanding the turnaround area, and demolishing an unpermitted shed. The proposed total of 3,350 square feet on the 36,580 square foot lot is 68% of the maximum guideline FAR.)

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 Code.

FINAL REVIEW**D. 2131 RED ROSE WAY****E-3 Zone**

Assessor's Parcel Number: 041-252-045
Application Number: MST2007-00332
Owner: Sylvio Cunha
Architect: Emilio Casanueva

(Proposal to construct a 1,777 square foot two-story single family residence and an attached 400 square foot two-car garage. The existing 960 square foot house on the 5,500 square foot lot will be demolished. The proposed total of 2,177 is 85% of the maximum FAR.)

Final Approval of the project 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 the following conditions: 1) Green color as proposed on 11/5/07 is approved if windows, light fixtures, garage doors, railings, and lattice over front door are dark bronze finish, if silver/aluminum metal color is used, body color is to be tan or brown. 2) Parapet shall be 3 foot minimum at high point of roof. 3) Downspouts to be painted to match color of house. 4) Change roof plan so that downspouts are straight down, not angled.

NEW ITEM**E. 826 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-172-014
Application Number: MST2007-00556
Owner: James R. Hatch
Applicant: Tracy Ortega

(Proposal to construct a 477 square foot wooden storage shed on an approximately one acre lot with an existing 2,163 square foot single-family residence. An existing 120 square foot storage shed will be demolished under this application.)

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

Final Approval as submitted of the project 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.

FINAL REVIEW**F. 111 BURTON CIR****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-063-007
Application Number: MST2007-00227
Owner: Paul and Jill Cook
Architect: Ted Meeder
Agent: Larry Carbone

(Proposal to convert a 1,714 square foot two-story duplex into a 1,647 square foot two-story single-family residence and attached 453 square foot two-car garage on a 3,405 square foot lot. The project consists of exterior alterations and additions of 42 square feet of living space and 386 square feet of garage space. The proposal includes the abatement of violations regarding as-built garage space converted to habitable space. The proposal would result in a FAR of 0.67.)

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 Code.

Consent Calendar meeting ended at 12:00 p.m. All Items on Consent Calendar were reviewed by William Mahan.