



# City of Santa Barbara

## Planning Division

### SPECIAL MEETING SINGLE FAMILY DESIGN BOARD MINUTES

**Tuesday, December 18, 2007      Parks and Recreation Meeting Room: 620 Laguna Street      3:00 P.M.**

**BOARD MEMBERS:**  
 WILLIAM MAHAN, CHAIR  
 PAUL ZINK, VICE-CHAIR  
 BERNI 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](http://www.SantaBarbaraCa.gov)*

Single Family Design Board Submittal Checklist		
CONCEPT REVIEW	Required	<p><b>Master Application &amp; Submittal Fee</b></p> <p><b>Photographs</b> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas &amp; 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><b>Plans</b> - floor, roof, etc. drawn to scale, three sets of <u>folded</u> plans, minimum size 18" x 24", required <u>at time of submittal &amp; with each plan revision.</u></p> <p><b>Vicinity Map and Project Statistics Forms/or Equivalent</b> - (Include on first sheet). If over 85% of max. FAR*, then also street elevation outlines.</p> <p><b>Site Plan</b> - drawn to scale showing the property boundaries, existing &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><b>Exterior elevations</b> - showing existing &amp; proposed grading where applicable. .</p> <p><b>Story Pole Plan</b> - if story poles are required for the project.</p> <p><b>Topographic Survey</b> - professional survey for sites averaging 15% or more.</p> <p><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Rough sketches</b> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete &amp; thorough information is recommended to facilitate an efficient project review.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><b>Site Sections</b> - showing the relationship of the proposed building &amp; grading where applicable.</p> <p><b>Preliminary Landscape Plans</b> - 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><b>Perspective Drawing, Model or Computer Simulation</b> - if project proposal is over 85% of a maximum FAR*.</p>
	Suggested	<p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" &amp; detailed on all sets of plans.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><b>Color &amp; Material Samples</b> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><b>Cut Sheets</b> - exterior light fixtures and accessories or noise generating equipment dBA CNEL levels at property line, where applicable.</p> <p><b>Exterior Details</b> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><b>Final Landscape Plans</b> - landscape construction documents including additional planting specifications, erosion control measures and irrigation plan.</p> <p><b>Consultant/Engineer Plans</b> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**GENERAL BUSINESS:**

- A. The meeting was called to order at 3:20 p.m. by Chair Mahan. The meeting was held at 620 Laguna Street due to flooding at 630 Garden Street.
- B. Roll call:
- |                         |   |
|-------------------------|---|
| Members present:        | Bernstein, Carroll, Mahan, Woolery, Zink, Deisler |
| Members absent:         | Mosel   |
| Council Liaison absent: | House, Larson                                     |
| Staff present:          | Boughman, Shafer                                  |
- C. Public Comment:
- No public comment.
- D. Approval of Minutes:
- Motion: Approval of the minutes of the Architectural Board of Review meeting of November 26, 2007, as amended.
- Action: Zink/Sherry, 6/0/0. Motion carried.
- Motion: Approval of the minutes of the Architectural Board of Review meeting of December 3, 2007, as amended.
- Action: Zink/Sherry, 6/0/0. Motion carried.
- E. Consent Calendar:
- Motion: Continue ratification Consent Calendar of December 10, 2007 to the next meeting.
- Action: Deisler/Zink, 6/ 0/ 0.
- Motion: Ratify the Consent Calendar of December 17, 2007. The Consent Calendar was reviewed by Glen Deisler.
- Action: Deisler/Bernstein, 6/ 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 Full Board meeting is not scheduled for December 24, 2007.
    - b) The next Full Board meeting will take place January 7, 2008.
    - c) Next Consent Calendar will take place on December 24, 2007.
    - d) Consent Calendar will not take place on December 31, 2007.
    - e) Gary Mosel will be absent.
  2. Ms. Bernstein reported that a real estate agent was informed that it was okay to cut down the Eucalyptus trees on Ontare Hills. Mr. Zink suggested requesting Staff to research and report back to the Board as to whether or not the trees were removed as part of a planning condition on the land prior to making a site visit. Mr. Mahan, instructed Staff to organize a site visit before the project returns to SFDB in order to be clear about what is on the site, and directed staff to determine whether the tree removal was a violation of PC Conditions of Approval.

G. Subcommittee Reports.  
No Subcommittee reports.

H. Possible Ordinance Violations.  
No reported violations.

**Items 1 and 2 were heard in reverse order.**

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

**1. 1568 LAS CANOAS RD A-1 Zone**

Assessor's Parcel Number: 021-082-032  
Application Number: MST2007-00474  
Owner: Robert E. and Alyce E. Parsons  
Architect: Dawn Sherry

(Proposal for a new 4,468 square foot two-story single-family residence including 730 square foot three-car garage on a 63,581 square foot lot in the Hillside Design District. The existing house and garage are to be demolished. The proposal is 85% of the maximum guideline FAR.)

**(Second Concept Review.)**

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(3:56)

Mr. Boughman reported that the Assistant City Attorney has determined that because 2 of 3 of the Board's licensed architects have potential conflicts, Boardmember Deisler can serve as the second required licensed architect even though his license is not in the state of California.

Present: Dawn Sherry, Architect; Derick Eckelberger, Arcadia Studio.

Public comment opened at 4:12 p.m.

A letter from Paula Westbury was paraphrased for the record by the Chair.

Public comment closed at 4:12 p.m.

**Motion: Continued to January 7, 2008, Full Board with the following comments:**

- 1) Return with FAR studies, one per City requirements, and one including the covered grotto as part of floor area.
- 2) Provide grading calculations. Show the cut and fill to be balanced on site.
- 3) Provide larger plans with contours of the Grotto area off the terrace, landscaping, and articulation for the 7 to 10 foot high retaining walls.
- 4) Provide a plan showing top of wall elevations.
- 5) Window breakups should be consistent throughout entire house.
- 6) Study the plaster color.
- 7) The overall height of the project will remain under 25 feet.

- 8) Any architectural details would be appreciated.  
 9) Provide additional design information about the outdoor fireplace at rear terrace.  
 Action: Deisler/Bernstein, 4/0/0. (Zink served as Chair for this item. Carroll and Mahan stepped down. Mosel absent.)

**Items 1 and 2 were heard in reverse order.**

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

**2. 627 DOLORES DR**

**E-1 Zone**

Assessor's Parcel Number: 035-132-004  
 Application Number: MST2007-00417  
 Owner: Raul J. Navarro, Trust  
 Architect: Jose Esparza

(Proposal for a 909 square foot two-story addition to an existing one-story single-family residence on a 7,300 square foot lot in the Hillside Design District. Included in the proposal is removal of an as-built second-story deck, a new 109 square foot second-story deck, and an as-built gazebo. The proposed total of 2,563 square feet has a FAR of 0.35 and is 85% of the maximum.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

(3:36)

Present: Jose Esparza, Architect; Raul Navarro, Owner.

Public comment opened at 3:43 p.m.

A letter from Paula Westbury was read into the record by the Chair.

Public comment closed at 3:44 p.m.

**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 comments and continued indefinitely to Consent Calendar with the following comments:**

- 1) Redesign the covered front entry element integrating the two roofs.
- 2) Provide a color board, description of materials to be used, and complete window details. Window surrounds to read as quality window, not surface-mounted. Windows on the second floor are to match those of the first floor.
- 3) The project is compatible with the neighborhood having a diminutive second floor; provides quality materials, and provides an additional tree.

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

**SFDB-CONCEPT REVIEW (CONT.)****3. 101 ONTARE HILLS LN****E-1 Zone**

Assessor's Parcel Number: 055-160-062  
 Application Number: MST2007-00440  
 Owner: Joshua and Diane Lynn  
 Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-05.)**

(4:45)

Present: Tony Xiques, Designer; Joshua and Diane Lynn, Owners.

Public comment opened at 4:54 p.m.

A letter from Paula Westbury was read into the record by the Chair.

Public comment closed at 4:54 p.m.

**Motion: Continued to January 7, 2007 Full Board with following comments:**

- 1) Provide a complete and accurate grading plan showing the building envelope, accurate tree locations and drip lines.
- 2) Show the swimming pool fencing.

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

**IN-PROGRESS REVIEW****4. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-002  
 Application Number: MST2007-00020  
 Owner: Wesley E. Sizer, Family Trust  
 Architect: Paul Robert

(Revised proposal for a new two-story 4,900 square foot single-family residence which includes a 500 square foot basement and 700 square foot attached two-car garage on a 24,589 square foot lot. The existing 1600 square foot residence and garage will be demolished. The proposal includes 500 square feet of accessory structures, a swimming pool, driveway, and 400 cubic yards total of cut and fill grading under the building footprint. The proposal has a FAR of 0.22.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(5:06)

Present: Robert Foley, Agent for Robert Paul, Architect; Claire Gusinker, Landscape Designer.

Public comment opened at 5:14 p.m.

Joseph Lackerdas: would like to see enough off-street parking for the occupant and two guests.

Public comment closed at 5:16 p.m.

**Motion: Final Approval with the following comments:**

- 1) Vary the Italian Cypress along the Cabana.
- 2) Remove the Cabana's interior shower.

Action: Zink/Diesler, 5/1/0. Motion carried. (Bernstein opposed due to neighborhood incompatibility. Mosel absent.)

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 731 E ANAPAMU ST**

**R-3 Zone**

Assessor's Parcel Number: 029-150-031

Application Number: MST2007-00530

Owner: Aaron Gilles

Architect: Don Swann

(Proposal to construct a 1,878 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,878 is 85% of the maximum guideline FAR. Staff Hearing officer approval of a modification to allow the garage to encroach into the interior setback is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

(5:28)

Present: Don Swann, Architect; Aaron Gilles, Owner; Tom Gilles, Owner's Father

Staff comment: Staff is comfortable that there is a utility and access easement, although there is no formal easement agreement.

Public comment opened at 5:31 p.m.

1. Anabel Ford, in favor. The project is an improvement.
2. Michael Glasow, in favor of the project.
3. Donn LeRey, opposed. Addressed concerns with 1) driveway clearance safety; 2) height, 3) drainage change;
4. Bill Robertson, opposed. Does not fit the character of the neighborhood.
5. Chris Dennis, opposed. Concerns with construction activities without communication and lawsuit.
6. Debbie Peterson, opposed to putting entrance to garage adjacent to front entry.
7. A letter from Paula Westbury was read into the record by the Chair.

Public comment closed at 5:43 p.m.

**Motion: Continued to the Staff Hearing Officer with the following comments:**

- 1) The Board is concerned about the lack of guest parking because there is less than 20 feet available in front of the proposed garage.
- 2) Applicant to provide more complete plans showing the top of wall elevations and grading heights on each side of walls.
- 3) Return with a site plan showing adjacent condo location and planter location.
- 4) Provide landscaping on the condo side of block wall.
- 5) Show existing trees species and drip lines on site plans
- 6) Provide pictures showing how the balcony adjacent to the property line does not impact privacy.
- 7) Use stepping stones rather than continuous concrete on the side yard and between patios.
- 8) Provide a strip drain along driveway.

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

**\*\*\* THE BOARD RECESSED FROM 6:09 UNTIL 6:29 P.M. \*\*\***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**6. 1285 SANTA TERESITA DR**

**A-1 Zone**

Assessor's Parcel Number: 055-141-046  
 Application Number: MST2007-00444  
 Architect: Brian Nelson  
 Applicant: Mark Recinos  
 Owner: Delmonte Management  
 Owner: Kathleen Weber

(Proposal for first- and second-story additions and rebuilding the garage for an existing 2,486 square foot one-story single-family residence located in the Hillside Design District. The project includes a new attached 554 square foot two-car garage, a 554 square foot second-story addition above the garage, and a 105 square foot first-floor addition, and two second-story decks. The existing 595 square foot attached garage will be demolished. The proposed total of 3,103 square feet on the 67,698 square foot lot is 58% of the maximum guideline FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(6:29)

Present: Brian Nelson, Architect.

Public comment opened at 6:35 p.m. As no one wished to speak, public comment was closed.

**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 comments and continued indefinitely to Consent Calendar with the following comments:**

- 1) Restudy the top of the stair tower.
- 2) Raise the roof pitch at the landing.

- 3) Restudy trash enclosure location.
- 4) Restudy the balcony trellis above the garage door.
- 5) Provide a high-quality garage door.
- 6) Provide details and colors to match existing.

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

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

### **7. 1527 DOVER RD**

**E-1 Zone**

Assessor's Parcel Number: 019-194-001  
 Application Number: MST2007-00574  
 Owner: Prosites Communications, Inc.  
 Architect: Doug Reeves

(Proposal to demolish a single-family residence destroyed by fire and construct a new two-story 3,591 square foot single-family residence including detached 497 square foot two-car garage. The project is located on a 13,804 square foot lot in the Hillside Design District. The proposed FAR is just below 85% of the maximum. Staff Hearing officer approval of a modification for the garage to encroach into the side yard setback is requested.)

**(Site Concept Review will precede review of architecture.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

(6:45)

Present: Doug Reeves, Architect.

Public comment of the site plan was opened at 6:51 p.m. As no one wished to speak, public comment was closed.

Straw Vote: Is the site design acceptable? 6/0/0.

Public comment of the architecture opened at 7:04 p.m.

- Geoffery Rutkowski, concerned with the proposed height.
- Letters from Mary Collier, and Paula Westbury were read into the record.

Public comment closed at 7:11 p.m.

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

- 1) Remove the deck at the east side.
- 2) Minimize the amount of paving, use stepping stones and landscaping.
- 3) Reduce the walkway width at the west elevation.
- 4) The architecture should be softened with more of a Spanish, romantic feel.
- 5) Show property lines on floor plan.
- 6) Provide a landscaping plan.
- 7) The requested modification makes the driveway work.

Action: Bernstein/Deisler, 6/0/0. Motion carried. (Mosel absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1623 CHAPALA ST****R-4 Zone****(7:20)**

Assessor's Parcel Number: 027-172-010  
 Application Number: MST2007-00584  
 Owner: Dean McNeil  
 Architect: Lori Kari

(Proposal to construct a 278 square foot second-story addition and a 36 square-foot first-story addition to an existing detached two-car carport. The total square footage of the proposal including the existing two-story single-family residence is 1,663 square feet on the 3,566 square foot lot, which is 76% of the maximum guideline FAR.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

(7:23)

Present: Lori Kari, Architect; Dean McNeil, Owner.

Public comment opened at 7:34 p.m.

- Dorothy Brilliant, would like to see the garage and shed on the plans.
- Ashleigh Brilliant, concerned about location of fence and property line.
- A letter from Paula Westbury was read into the record by the Chair.

Public comment closed at 7:37 p.m.

**Motion: Continued indefinitely to the Full Board with the comment that a majority of the Board can support an artist studio on the carport given the restrictiveness of site if it were more compatible with the existing house.**

Action: Woolery/Glen, 6/0/0. Motion carried. (Mosel absent.)

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****9. 2929 SERENA RD****E-3/SD-2 Zone****(7:55)**

Assessor's Parcel Number: 051-201-010  
 Application Number: MST2007-00595  
 Owner: Daniel Alan Boswell, II  
 Architect: Chris Belanger

(Proposal for a 512 square foot second-story addition and a 55 square foot first-floor addition, and interior remodeling. The existing 1,954 square foot two-story single-family residence including 374 square foot attached two-car garage is located on a 6,000 square foot lot. Staff Hearing officer approval of a modification of the solar access ordinance is requested.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)**

(7:58)

Present: Chris Belanger, Architect.

Public comment opened at 8:10 p.m.

Letters from Paula Westbury and Scott and Molly Westgaard were read into the record by the Chair.

Public comment closed at 8:10 p.m.

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

- 1)    Restudy and simplify the roof.
- 2)    Provide sections through various parts of the house.
- 3)    The board likes the direction of the project.

Action:        Zink/Bernstein, 4/2/0. Motion carried. (Diesler/Woolery opposed.)

**I.    The Full Board meeting adjourned at 8:30 p.m.**