



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD

### MINUTES

**Monday, June 07, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

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

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** MICHAEL JORDAN

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

**Website: [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

<b>SINGLE FAMILY DESIGN BOARD OF REVIEW SUBMITTAL CHECKLIST</b> (See SFDB Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p><u>Master Application &amp; 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 &amp; 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 <u>folded</u> plans are required at the time of submittal &amp; 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 &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><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 preliminary approval form the basis for working drawings &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; 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.
- 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 of Review (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 22.68 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 preliminary or final approval will be contingent upon staff review for code compliance.
- The Board may refer items to the Consent Calendar for Preliminary and Final SFDB approval.
- Conceptual comments are valid for one year. Preliminary SFDB 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.
- **APPEALS:** 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](http://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 Tony Boughman at (805) 564-5470 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@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. On Thursday, June 03, 2010, the 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](http://www.SantaBarbaraCa.gov).
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 the following Wednesday morning at 8:00 a.m. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Wednesday at [www.santabarbaraca.gov/sfdb](http://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, Mahan, Woolery (arrived at 3:10).  
Members absent: Mosel, Zink

Staff present: Boughman, Shafer

**GENERAL BUSINESS:****A. Public Comment:**

No public comment.

**B. Approval of Minutes:**

Motion: Approval of the minutes of the Single Family Design Board meeting of May 24, 2010, as amended.

Action: Mahan/Bernstein, 3/0/1. Motion carried. (Mosel, Zink and Woolery absent.)

**C. Consent Calendar:**

Motion: Ratify the Consent Calendar of June 7, 2010. The Consent Calendar was reviewed by William Mahan with landscaping reviewed by Denise Woolery.

Action: Bernstein/Carroll, 4/0/0. Motion carried. (Mosel, Zink and Woolery absent.)

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

1. Mr. Boughman announced that Item B, 2108 Gibraltar Rd was referred from today's Consent Calendar and will be the first item heard.
2. Mr. Boughman announced that Mr. Zink and Mr. Mosel will not attend today's meeting.

**E. Subcommittee Reports.**

None.

**FINAL REVIEW****Referred to Full Board from today's Consent Calendar****B. 2108 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-050-028  
 Application Number: MST2009-00543  
 Owner: Stephen R. and Nanci E. Syson  
 Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

**(Final review of grading. The project includes 200 yards of cut and 1700 cubic yards of fill.)**

Actual time: 3:08

Present: Dawn Sherry, Architect.

Mr. Mahan explained that this project was referred to the Full Board due to concerns about truck routes, topography modification, and quantity of grading and apparent height.

Public comment was opened at 3:15 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of the grading as submitted with the Hillside Design District finding of Natural Topography Protection and Grading Findings (SBMC §22.69.050) with the condition that the haul routes for import of fill be approved by the City's Transportation Engineer.** Varied delivery routes are suggested to minimize impacts on streets and neighborhoods.

Action: Mahan/Carroll, 4/0/1. Motion carried. (Bernstein abstained. Mosel and Zink absent.)

**SFDB-CONCEPT REVIEW (CONT.)****1. 376 LAS ALTURAS RD****A-1 Zone**

**(3:10)** Assessor's Parcel Number: 019-312-021  
 Application Number: MST2010-00123  
 Owner: Kevin G. Cravens  
 Architect: Sherry and Associates  
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

**(Second review at Full Board. Action may be taken if sufficient information is provided.)**

Actual time: 3:21

Present: Dawn Sherry, Architect.

Public comment was opened at 3:36 p.m.

Jean Gable, neighbor to north, requested clarification of removal of dead trees, metal siding reflectivity, drive through garage, construction truck staging.

Luann Beach, neighbor, concerned about hillside stability.

Joe Connell, neighbor, concerned about access to property due to lack of street frontage.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 3:42 p.m.

Straw vote: how many Board members could accept the drive through garage if materials, landscaping and other elements are revised for more permeability. 4/1/0. (Mahan opposed.)

**Motion: Continued two weeks to the Full Board with the following comments:**

- 1) Study modifying the garage entrances for increased permeability, increased landscaping, and reduced hardscaping at the front.
- 2) Study modifying the material selections for a softer appearance to be more compatible with the neighborhood.
- 3) Study having Oak trees where the Sycamore trees are proposed.
- 4) Replace the Arbutus unedo with Arbutus compacta (dwarf form).
- 5) Pool fencing is acceptable with a pool cover.
- 6) Provide a preliminary drainage plan.

Action: Deisler/Woolery, 5/0/0 Motion carried. (Mosel and Zink absent.)

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

### **2. 2102 EDGEWATER WAY**

**E-3/SD-3 Zone**

**(3:35)**

Assessor's Parcel Number: 041-344-009

Application Number: MST2010-00136

Owner: Jason and Robyn O'Hearn Family Trust

Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 497 square feet at the upper-level and 363 square feet at the lower-level, and a 255 square foot upper-level deck. The existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage are located on a 9,375 square foot lot in the Coastal Zone. The project will abate violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,511 square feet is 99% of the maximum floor to lot area ratio. 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.)**

Actual time: 4:08

Present: Akiko Wade Davis and Jim Davis, Architects.

Public comment was opened at 4:16 p.m.

A letter in opposition from Paula Westbury was acknowledged.

An e-mail in opposition from Cathie McCammon representing La Mesa Neighborhood Association was

acknowledged.

Letters in support from 5 neighbors were acknowledged.

Public comment was closed at 4:17 p.m.

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

- 1) Study design options eliminating the parking void.
- 2) Study reducing the apparent massing of the project.

**Action:**        Mahan/Carroll, 4/1/0. Motion carried. (Bernstein opposed, lacks neighborhood compatibility. Mosel and Zink absent.)

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

#### **3. 4090 LA BARBARA DR**

**E-3/SD-2 Zone**

**(4:00)**

Assessor's Parcel Number: 057-011-011

Application Number: MST2010-00153

Owner: Michael C. Hamilton

Designer: Michael Hamilton

(Proposal for a two-story addition consisting of a 660 square foot second-story and 675 square feet on the first floor for the existing 905 square foot one-story single-family residence. The project includes an attached 400 square foot two-car garage and a 500 square foot detached accessory building. The existing one-car carport, attached storage space, and accessory building will be demolished. The proposed total of 2,952 square feet on the 11,118 square foot lot is 76% of the maximum floor to lot area ratio.)

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

Actual time: 4:34

Present: Michael and Jennifer Hamilton, Owners.

Public comment was opened at 4:38 p.m.

A letter in opposition from Paula Westbury was acknowledged.

Public comment was closed at 4:38 p.m.

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

Study redesigning as a single-story house. If the proposal remains a two-story design, study the Residential Design Guidelines and redesign to compose well with the existing architecture and to be compatible with the neighborhood.

**Action:**        Mahan/Carroll, 5/0/0. Motion carried. (Mosel and Zink absent.)

**CONCEPT REVIEW - NEW ITEM****4. 575 W MOUNTAIN DR****A-1 Zone**

**(4:25)** Assessor's Parcel Number: 021-110-014  
Application Number: MST2010-00164  
Owner: Kelly M. Knight  
Architect: Roderick Britton

(Proposal for two uncovered parking spaces and to legalize the as-built removal of a two-car carport. The proposal includes permitting the as-built 5 foot high steel entry gate and relocating a 120 square foot storage shed to conform to the setback to abate violations in ENF2010-00164. The proposed total of 2,413 square feet on the 1.2 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

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

Actual time: 4:51

Present: Rod Britten, Architect.  
Public comment was opened at 4:55 p.m.  
A letter in opposition from Paula Westbury was acknowledged.  
As no one wished to speak, public comment was closed.

**Failed**

**Motion: Final Approval with the following comment that the parking solution as presented is acceptable.**

Action: Woolery/Carroll, 2/2/0. Motion failed. (Mahan stepped down, Zink and Mosel absent.)

**Revised**

**Motion: Continued two weeks to the Full Board with the following comments:**

- 1) Relocating the shed is approvable.
- 2) The entry gate is to be completely removed.
- 3) The uncovered parking violation remains unresolved.

Action: Woolery/Carroll, 4/0/0. Motion carried. (Mahan stepped down, Zink and Mosel absent.)

**ADJOURNMENT**

The Full Board meeting was adjourned at 5:13 p.m.

**CONSENT CALENDAR (11:00)**

**FINAL REVIEW****A. 305 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-022  
Application Number: MST2010-00086  
Owner: Elizabeth Sillers  
Applicant: Taylor Tatman  
Contractor: Ben Tatman  
Architect: Richard Redmond

(Proposal to rebuild a 900 square foot one-story house destroyed in the Tea Fire. Proposed is a 2,261 square foot two-story single-family residence and attached 476 square foot two-car garage. The existing 407 square foot detached garage will be demolished. The proposed total of 2,737 square feet on the 11,889 square foot lot in Hillside Design District is 69% of the maximum floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested.)**

Continued two weeks for the architecture with comments: 1) Provide information on changes to the retaining walls. 2) Provide grading calculations, cut and fill, and import/export. Final approval of the landscaping with the condition to replace the Ivy with Myoporum ground cover.

**FINAL REVIEW****B. 2108 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-050-028  
Application Number: MST2009-00543  
Owner: Stephen R. and Nanci E. Syson  
Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

**(Final review of grading. The project includes 200 yards of cut and 1700 cubic yards of fill.)**

Referred to the today's Full Board for concerns about: truck routes, topography modification, quantity of grading, and apparent height.

**NEW ITEM****C. 1255 SANTA TERESITA DR A-1 Zone**

Assessor's Parcel Number: 055-142-002  
Application Number: MST2010-00155  
Owner: Ronald W. Steele  
Architect: Blackbird Architects  
Applicant: Dylan Chappell

(Proposal for a 470 square foot trellis at the rear of a single-family residence.)

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

Final Approval of the project as submitted with the comment to add vine pockets as needed, 15" x 15" is suggested.

**CONTINUED ITEM****D. 1335 MISSION RIDGE RD E-1 Zone**

Assessor's Parcel Number: 019-210-005  
Application Number: MST2010-00080  
Owner: Dario L. Pini  
Architect: Bryan Murphy

(Proposal to abate violations listed in ENF2010-00080 and permit as-built maximum 8 foot high retaining walls and construct a 714 square foot terrace, stairs, trellis, fountain and 115 cubic yards of grading. The project is located in the rear yard of a 5,318 square foot three-story single-family residence on a 17,043 net square foot lot in the Hillside Design District.)

**(Continued from Full Board.)**

Postponed indefinitely at the applicant's request.

Items on Consent Calendar were reviewed by William Mahan, with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.