



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, September 12, 2011**

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

**3:00 P.M.**

**BOARD MEMBERS:**

GLEN DEISLER, CHAIR - ABSENT  
DENISE WOOLERY, VICE-CHAIR – PRESENT (ACTING CHAIR)  
BERNI BERNSTEIN - PRESENT  
BRIAN MILLER - PRESENT  
FRED SWEENEY - PRESENT  
JIM ZIMMERMAN - ABSENT

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

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at [www.santabarbaraca.gov/sfdb](http://www.santabarbaraca.gov/sfdb) and then clicking on the *Meeting Video* tab.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:08 p.m. by Chair Woolery.

**ATTENDANCE:**

Members present: Woolery (acting as Chair), Bernstein, Miller, and Sweeney.

Members absent: Deisler and Zimmerman.

Staff present: Bedard and Goo.

**GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **August 29, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **August 29, 2011**, as submitted.

Action: Sweeney/Bernstein, 3/0/1. Motion carried. (Miller abstained, Deisler/Zimmerman absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **September 6, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

Motion: Ratify the Consent Calendar for **September 12, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**

Action: Bernstein/Sweeney, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

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

Ms. Bedard made the announcements that:

- 1) Board members Deisler and Zimmerman would be absent from the meeting.
- 2) Item #2, 917 Paseo Ferrelo Street was postponed indefinitely at the applicant's request, with all other subsequent agenda items moved up accordingly in the agenda schedule.

E. Subcommittee Reports: None.

## **PROJECT DESIGN REVIEW**

### **1. 1465 CRESTLINE DR**

**E-1 Zone**

Assessor's Parcel Number: 049-241-009

Application Number: MST2011-00175

Owner: Daksha K. Oza, Family Living Trust

Designer: Punam Prajapti

(Proposal to construct a total of 349 square feet of new one-story additions, to include 204 square foot kitchen addition and a 145 square foot den addition, and a new 120 square foot second-floor deck to an existing 2,456 square foot two-story single-family residence with an attached 500 square foot two-car garage. The proposed total of 2,805 square feet, on a 11,653 square foot lot located in the Hillside Design District, is 71% of the floor-to-lot area ratio.)

**(Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on August 29, 2011.)**

(3:14)

Present: Punam Prajapti, Designer; and Kandarp Oza, Owner.

Public comment opened at 3:20 p.m. As no one wished to speak, public comment was closed.

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

- 1) Applicant to engage the services of a licensed design professional to resolve and refine the following major design elements of the proposed project:
  - a. Clearly articulate the exterior trellis off the kitchen and living room in both elevations and section details; provide section details on connection points for the posts below the trellis element.
  - b. Further refine the design aesthetics on the proposed decking, including the connections and the post bases.
  - c. Provide materials, details, and sections for the railing on the proposed deck.
  - d. Provide a definitive roof plan on the trellis and on the roof over the den addition; including resolution on the convergence of the two gables.
  - e. Provide clear articulation of the roof element at the dormer/bay window.
  - f. Study an alternative support design element for the proposed bay window, suggestions discussed included using either a bracket or stucco solution.
- 2) Show neighborhood compatibility of other bay windows in the surrounding neighborhood.

Action: Sweeney/Bernstein, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

**FINAL REVIEW****2. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006  
Application Number: MST2011-00049  
Owner: Neil Dipaola  
Architect: Dan Weber

(The project has been revised to eliminate the previously proposed new garage and retain the existing 650 square foot garage, thereby reducing the proposed FAR from 94% to 83%. The revised proposal involves alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a total of 202 square feet of second-floor additions, comprised of a 157 square foot kitchen addition and a 45 square foot master bedroom addition, a second-story deck addition to the existing deck, and the removal and/or relocation of three existing trees. The proposed total of 3,153 square feet, on a 10,500 square foot lot in the Hillside Design District, is 83% of the maximum required floor-to-lot area ratio. The project received Staff Hearing Officer approval for a zoning modification.)

**(Project Design Approval was granted on August 29, 2011. Final Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

**Postponed indefinitely at the applicant's request.**

**PROJECT DESIGN REVIEW****3. 2105 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-242-011  
Application Number: MST2008-00311  
Owner: Barbara E. Mathews, Revocable Trust  
Architect: Britt Jewett

(The project has been revised to eliminate the third-story and is 97% of the maximum required floor-to-lot area ratio (FAR). Proposal for the partial demolition of an existing 1,752 square foot single-family residence and detached 340 square foot garage, and additions resulting in a new 4,137 square foot two-story single-family residence including an attached two-car garage and basement, located on a 9,372 square foot lot in the Mission Area Special Design District. The project includes a total of 162 cubic yards of grading (142 cubic yards beneath the building footprint and 20 cubic yards elsewhere on the site). The project received Staff Hearing Officer approval for zoning modifications. The proposed total of 3,436 square feet, which includes a 50% reduction of the basement square footage area, is 97% of the maximum required floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. The project requires compliance with Staff Hearing Officer Resolution No. 024-09 and Planning Commission Resolution No. 021-09. The project received a Substantial Conformance Determination for the revised project on May 9, 2011. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed by SFDB on July 20, 2009.)**

(3:39)

Present: Britt Jewett, Architect.

Public comment opened at 3:50 p.m.

Dotty Ludington stated she supported the proposed project.

Public comment closed at 3:51 p.m.

**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 Full Board with conditions:**

- 1) The Board had positive comments regarding the project's consistency and appearance, in keeping with the good character and quality of the neighborhood, neighborhood compatibility, and quality of architecture and materials.
- 2) Return with architectural details, a landscape plan, and a color board.

Action: Miller/Sweeney, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

The ten-day appeal period was announced.

### **PROJECT DESIGN REVIEW**

#### **4. 48 VISTA DEL MAR DR**

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

Assessor's Parcel Number: 047-061-019  
 Application Number: MST2011-00130  
 Owner: Margarite Z. Holt  
 Architect: Mehdi Hadighi

(Proposal to construct a 29 square foot one-story entry addition and a 483 square foot two-story addition to an existing 1,258 square foot one-story, single-family residence with an attached 371 square foot two-car garage. The proposed total of 2,141 square feet, on an 11,325 square foot lot located in the non-appealable jurisdiction of the Coastal Zone, is 55% of the maximum floor-to-lot area ratio.)

**(Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on April 11, 2011.)**

(4:00)

Present: Mehdi Hadighi, Architect.

Public comment opened at 4:07 p.m. As no one wished to speak, public comment was closed.

**Motion: 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 positive comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, and good neighbor guidelines to fit into the neighborhood.

Action: Bernstein/Sweeney, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 4:16 P.M., AND RECOVERED AT 4:45 P.M. \***

**SFDB-CONCEPT REVIEW (CONT.)****5. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022  
Application Number: MST2011-00142  
Owner: Barbara Fasken Trust  
Architect: Leonard Grant

(Proposal to construct a new 4,273 square foot two-story single-family residence and an attached two-car garage. The previous residence was destroyed in the Tea Fire. Site improvements include a driveway, auto courts, fountain, and approximately 1,270 cubic yards of total site grading, which includes 610 cubic yards of grading underneath the building footprint and 660 cubic yards of grading elsewhere on the site. A total of 623 square feet of decks are proposed, which includes 340 square feet of covered decks and 283 square feet of uncovered decks. The proposed total of 4,273 square feet, located on a 46,303 square foot lot in the Hillside Design District, is 85% of the maximum guideline floor-to-lot area ratio.)

**(5th Concept Review. Project Design Approval is requested. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on August 29, 2011.)**

(4:45)

Present: Edward Herrera, Designer/Project Manager; Brad Vernon, Contractor/Agent for Owner; and Chris Gilliland, Landscape Architect.

Staff announced that the applicant submitted their story pole plan and certification, which has been approved by the Senior Planner, Jaime Limon.

The applicant announced that they had just met this afternoon with interested neighbors to report project updates and to address neighborhood concerns.

Public comment opened at 4:59 p.m.

- 1) Laura Milburn, opposition; expressed concerns regarding massing.
- 2) Everett Woody opposition; expressed concerns regarding good neighbor policies, style of architecture, proximity property line.
- 3) Penny True (adj. neighbor) opposition; expressed concerns regarding proximity to her property line.
- 4) Ed Gastaldo, opposition; expressed concerns regarding proximity to the property line.
- 5) Don Vogt support; appreciated reduction of roof heights, however expressed empathy regarding the proximity to the adjacent neighbor.

Public comment closed at 5:09 p.m.

**Motion 1: 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 Full Board with conditions:**

- 1) The Board had positive comments regarding the project's consistency and appearance, in keeping with the good character and quality of the neighborhood, neighborhood compatibility, quality of architecture and materials, and the reductions of floor-to-lot area ratio.
- 2) Return with a revised landscape plan, specifically with attention to providing plant screening on the southwest corner for the adjacent westerly neighbor.
- 3) Study the color of the proposed stucco materials and consider using a color other than white colors.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler/Zimmerman absent).

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 5:33 P.M. \*\***

**CONSENT CALENDAR (11:00 a.m.):**

**NEW ITEM**

**A. 422 SAMARKAND DR**

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

Assessor's Parcel Number: 051-112-016  
 Application Number: MST2011-00323  
 Owner: Douglas and Nina Katsev, Revocable Trust  
 Architect: Doug Reeves

(Proposal to permit the construction of an "as-built" 218 square foot storage room, adjacent to the garage, and an "as-built" 509 square foot second-story deck located above the addition and cantilevered above the existing two-car garage and storage structure, on an existing two-story 2,714 square foot single-family residence. The proposed total of 2,932 square feet, on an 11,248 square foot lot, is 76% of the maximum required floor-to-lot area ratio. The project includes Staff Hearing Officer review for a requested zoning modification. The proposal will address the violations listed within the enforcement case ENF2011-00196.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)**

A support email from Alice Rundle was acknowledged.

**Continued indefinitely to Staff Hearing Officer (SHO) to return to Consent with comments:**

- 1) The Board found no negative aesthetic impacts in regards to design.
- 2) The second floor deck is acceptable given that the adjacent property is non-residential.

Board concerns:

1. The storage of construction materials and equipment on-site.
2. Parking in the front yard.

**REVIEW AFTER FINAL****B. 814 CORONEL ST****E-1 Zone**

Assessor's Parcel Number: 035-260-021  
Application Number: MST2011-00087  
Owner: Peter Lackner  
Architect: Robert Pester  
Contractor: Mark Sauter

(Proposal to permit an "as-built" bathroom addition which converts 41 square feet of the existing 387 square foot, two-car garage to habitable area of an existing 1,474 square foot, one-story, single-family residence. Additional alterations include a new one-car garage door, a new entry door to the garage, removing two storage sheds, and repairs to an existing site retaining wall along the driveway. The proposal will result in one covered and one uncovered parking space. The remaining 1,474 square foot one-story, single-family house, on a 9,188 square foot lot in the Hillside Design District, is 43% of the maximum floor-to-lot area ratio. The proposal will address violations listed under ENF2010-00824.)

**(Review After Final for revised railing material.)**

**Approved as submitted of the Review After Final.**

The ten-day appeal period was announced.

**FINAL REVIEW****C. 555 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-008  
Application Number: MST2011-00326  
Owner: Stephen and Joan Price  
Applicant: Eric Swenumson  
Engineer: Ashley & Vance Engineering, Inc.

(Proposal to demolish the "as-built" 182 square foot sunroom and construct a new one-story 239 square foot sunroom and dining room addition to an existing 1,891 square foot one-story single-family residence including an attached 498 square foot two-car garage. The proposed 2,130 square foot total, on a 14,820 square foot lot located in the Hillside Design District, is 49% of the maximum required floor-to-lot area ratio. The proposal will address all zoning violations listed in ENF2011-00105 and ZIR2011-00032, including reducing over-height hedges to the maximum 3.5 feet height and removing the unpermitted deck and all storage items in the interior setbacks.)

**(Final Approval is requested. Project Design Approval was granted on August 29, 2011.)**

**Final Approval as submitted.**

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.