



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 24, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- DENISE WOOLERY, *Chair* - PRESENT
- FRED SWEENEY, *Vice-Chair* - ABSENT
- BERNI BERNSTEIN – PRESENT UNTIL 5:45 P.M.
- BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
- LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
- JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
- JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

- CITY COUNCIL LIAISON:** DALE FRANCISCO - ABSENT
- PLANNING COMMISSION LIAISON:** ADDISON THOMPSON - ABSENT
- PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA - ABSENT

- STAFF:** JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:18 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

Website: 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 and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:3:02 p.m.

ATTENDANCE:

- Members present: Woolery, Bernstein, James, Miller, Pierce, Sweeney, and Zimmerman.
- Members absent: Sweeney.
- Staff present: Bedard, Limón (present until 3:18), 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.

Ms. Kathy Cook spoke of concerns regarding a building permit issued over the counter involving alterations underway to a chimney at her neighbor’s residence located at 1464 La Cima Road. She expressed frustration that an administrative staff approval had been granted with the understanding that the chimney height would not be changed. Mr. Limon explained that a site inspection did confirm that there was a minor increase in the size of the upper portion of the screen. He further clarified that the approved new screening element was verified to match the previous height of a spark arrestor element and it appeared the new screen will completely hide the spark arrestor which would be an improvement in overall appearance. The City will not be able to find sufficient cause to revoke the approvals since a permit was obtained in December of 2011.

B. Approval of the minutes of the Single Family Design Board meeting of September 10, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of **September 10, 2012**, as submitted.

Action: Bernstein/James, 5/0/1. Motion carried. (Bernstein abstained from previous agenda item #6, Sweeney absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **September 17, 2012**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

Action: James/Miller, 6/0/0. Motion carried. (Sweeney absent).

Motion: Ratify the Consent Calendar for **September 24, 2012**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

Action: James/Zimmerman, 6/0/0. Motion carried. (Sweeney absent).

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

1. There were no changes to the agenda.

2. Board member Bernstein previously announced she would be leaving the meeting early at 5:45 p.m.

E. Subcommittee Reports: No subcommittee reports.**DISCUSSION ITEM****(3:10) Fire-Resistant Building Design, Construction, and Landscaping.**

Preview of the AIA ArchitecTours 2012 scheduled for September 29, 2012.

Preview of nine projects along with the City Fire Department's presentations for the public.

American Institute of Architects (AIA), Santa Barbara Chapter representatives:

Christopher Manson-Hing, AIASB Secretary; and Susanne Tejada, AIASB President.

Presentation made and Discussion held.

SFDB-CONCEPT REVIEW (CONT.)**1. 1110 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-022

Application Number: MST2011-00282

Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing 1,791 square foot, single-family residence located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the "as-built" conversion of the carport to a 420 square foot two-car garage, providing a new uncovered on-site guest parking space, replace existing concrete driveway with a new permeable driveway material, revise the existing front entry with new porch, steps, and pathway, demolition of existing "as-built" site retaining walls and construction of a series of new engineered site retaining walls, a new 5½ foot tall driveway gate, and a new 8-foot tall wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading, including 149 cubic yards of export. A Public Works encroachment permit is being pursued for the replacement of an "as-built" retaining wall located within the city public right-of-way.)

(Second Concept Review. The project was last reviewed by SFDB on August 15, 2011. Action may be taken if sufficient information is provided.)

(3:25)

Present: Patrick and Traci Marie Kelemen, Property Owners.

Public comment opened at 3:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide elevations, sectional site views, and colored renderings of the front and side elevations to clearly demonstrate the proposal.
- 2) Provide renderings of the proposed concrete wall material, and photographs of examples of similar styles in the neighborhood area to help establish compatibility.
- 3) Correct the plans to accurately delineate the maximum 8-foot wall heights.
- 4) Provide a landscape plan to delineate landscaping to soften site walls.
- 5) Provide a colors and materials board.
- 6) Provide all final details, including garage door details, exterior light fixtures, walls, railings, and paver materials.

Action: Bernstein/James, 6/0/0. Motion carried. (Sweeney absent).

PROJECT DESIGN REVIEW**2. 136 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-194-014
 Application Number: MST2012-00213
 Owner: Mairid Svensson Revocable Trust
 Designer: Robert Paul Design

(Proposal for a façade and interior remodel, and a 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence, and a 365 square foot attached two-car garage located on a 6,100 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second-floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a requested zoning modification.)

(Project Design and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 026-12. The project was last reviewed by SFDB on September 10, 2012.)

(3:56)

Present: Robert Paul, Designer.

Public comment opened at 4:03 p.m. As no one wished to speak, public comment was closed.

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 had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) The Board finds the proposed colors and materials acceptable as discussed. Provide a color board of the proposed colors and materials for the Design Review File, and provide a corresponding color schedule on the elevation sheets.
- 3) Provide a landscape plan for the front yard and delineate quantity, size measurements, locations, and species of all existing and proposed trees.

Action: Zimmerman/Miller, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**3. 1550 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-234-009
 Application Number: MST2012-00349
 Owner: Steve Kozaki
 Architect: Dan Weber

(Proposal to replace the existing grey composition shingle roof with a new Titan standing seam "storm grey" metal roof on an existing one-story single-family residence located in the Hillside Design District.)

(Referred from Consent review. Action may be taken if sufficient information is provided.)

(4:33)

Present: Dan Weber, Architect; and Steve Kozaki, Owner.

Public comment opened at 4:40 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.

- 1) The Board found the proposed metal roof to be compatible and acceptable for the proposed architecture in this existing neighborhood of mixed architectural styles and materials.

Action: Miller/Pierce, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1039 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-002
Application Number: MST2012-00337
Owner: Molly D. Houston
Agent: Howard Wittausch
Landscape Architect: Robert Adams

(Proposal for site alterations to an existing 2.65-acre lot in the Hillside Design District currently developed with an existing single-family residence. The site alterations include a total of 1,104 cubic yards of cut & fill grading to be balanced on site, widen the existing service road, extend the existing terrace and buttress the existing stone retaining wall above the bocce court. The proposal includes installation of new site landscaping, protection measures for existing oak trees, and replacement and new low voltage outdoor lighting. The alterations will include the restoration of the existing storm drain system and additional storm water drains and vegetated infiltration basins for on-site retention of storm water.)

(Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval.)

(4:48)

Present: Howard Wittausch, Agent; and Robert Adams, Landscape Architect.

Public comment opened at 5:01 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, and the Hillside Design District and Grading Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code; and continued indefinitely to Consent with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance appropriate to the site.
- 2) The Board made the Hillside Design District findings that the development, including the proposed structures and grading, is appropriate to the site, designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains, and that the proposed grading will not cause a substantial loss of southern oak woodland habitat.
- 4) Applicant to remove the blue gamma-grass and irrigation from under the existing oak tree canopies and drip lines.
- 5) The project is to comply with the conditions of the arborist report.

Action: James/Zimmerman, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 220 SALIDA DEL SOL

E-3/SD-3 Zone

Assessor's Parcel Number: 045-123-001
 Application Number: MST2012-00359
 Owner: Kirk Peacock and Pam Tanase Trust
 Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition, and a 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the coastal zone, is 87% of the maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval.)

(5:25)

Present: Tom Ochsner, Architect.

Public comment opened at 5:36 p.m.

- 1) Michael Cohen (son and Agent of Elinor Cohen), opposition; expressed concerns regarding privacy and proposed installation of a screening element on the second story for the privacy of adjacent neighbors.

An email of expressed concerns from Elinor Cohen was acknowledged.

Public comment closed at 5:38 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the proposed project, at 87% FAR, to be acceptable and appreciates the applicant's design for neighborhood sensitivity and compliance with the Single Family Design Guidelines.
- 2) Provide a site landscape plan that includes landscaping to ensure neighbor privacy.
- 3) Provide photos from the proposed deck toward the adjacent properties to help mitigate privacy issues.
- 4) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to the granting of Final Approval.
- 5) Provide a color and materials board for the Design Review file and a corresponding color schedule on the elevation sheets.
- 6) Provide final architectural details (railings, fireplace, etc.).

Action: Bernstein/Pierce, 6/0/0. Motion carried. (Sweeney absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 415 ALAN RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-024
 Application Number: MST2012-00362
 Owner: Seybold 1997 Trust
 Architect: Christine Pierron

(Proposal to construct a new one-story, 2,500 square foot single-family residence with an attached two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council on February 14, 2012. A separate application (MST2012-00268) is pending for this address for alterations to the existing single-family residence.)

(Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

(5:47)

Present: Christine Pierron, Architect; and Andrew Seybold, Agent and Trustee.

Public comment opened at 5:55 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Refine the eave design.
- 2) Refine the window arches.
- 3) Provide a landscape and irrigation plan.
- 4) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.

Action: Miller/Pierce, 5/0/0. Motion carried. (Bernstein/Sweeney absent).

**** MEETING ADJOURNED AT 6:03 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 507 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-010
Application Number: MST2010-00109
Owner: Forouzandeh Trust
Architect: Paul Zink
Landscape Architect: Arcadia Studio

(Proposal to construct a new two-story, 4,246 square foot single-family residence, with an attached one- and two-car garage totaling 750 square feet on a vacant parcel in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone. The proposal includes a pool, pool deck, a 246 square foot pool house with an attached 192 square foot trellis element, 147 square feet of attached storage space, a motor court, site walls, landscaping, and approximately 850 cubic yards of grading. The proposed total of 5,389 square feet on a 1.87 acre vacant lot is 99% of the maximum floor-to-lot area ratio guideline.)

(Review After Final for facade alterations to include removing the medallions at the front elevation and replacing the quadifoil detail with a double arch detail.)

Approval of Review After Final as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**B. 20 ALISAL RD****A-1 Zone**

Assessor's Parcel Number: 019-312-009
Application Number: MST2011-00288
Owner: Embree- Englesberg Community Property Trust
Architect: James Macari
Applicant: MJB Homes
Owner: Michael B. Christina M. Johnson

(This is a revised project description. Proposal to construct a new 2,777 square foot two-story single-family residence and a new 482 square foot attached two-car garage located on a 41,382 square foot lot in the Hillside Design District. The previous residence was destroyed by the Tea Fire. The current proposal will relocate the garage outside of the private road. The project will comply with all recommendations outlined in the Geotechnical report dated February 15, 2012, prepared by Workman Engineering and Consulting. The project requires Staff Hearing Officer review for requested zoning modifications to allow the new house and garage to encroach into the required front setback and to allow an over-height wall system at the property. The proposed total of 3,259 square feet is 66% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final review of retaining wall and railing details.)

Final Approval of the retaining wall and railing details as submitted, and in compliance with Staff Hearing Officer Resolution No. 011-12.

The ten-day appeal period was announced.

FINAL REVIEW**C. 1235 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-021-030
Application Number: MST2012-00266
Owner: John and Suzanne Hoenigman Trust

(Proposal to construct two new roof coverings totaling 650 square feet for two existing second-story decks on an existing 2,900 square foot two-story residence, with an attached 850 square foot three-car garage on a 14,400 square foot lot located in the Hillside Design District. The proposed total of 3,750 square feet is 88% of the maximum required floor-to-lot area ratio (FAR).)

Final Approval as submitted.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**D. 317 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-131-009
Application Number: MST2010-00218
Owner: Victoria Trivilian
Architect: Jason Grant Design Studio

(Revised project to construct a new 473 square foot detached accessory structure with a 270 square foot covered porch, and a total of 40 cubic yards of grading. The proposal also includes the addition of a new covered porch, a 774 square foot patio and built in BBQ area to the existing 2,059 square foot single-family residence, including an attached 330 square foot garage, located on a 1.1-acre lot in the Hillside Design District. The proposed total of 2,532 square feet is 51% of the maximum guideline floor-to-lot area ratio (FAR).)

(A new Project Design Approval is requested for the revised project.)

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 two weeks to Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of materials that are consistent and appropriate to the existing architectural style, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Board appreciates the revised accessory building location.
- 3) Provide final details.
- 4) Provide a color and materials board.
- 5) For the record, it was noted that the site landscape plan was approved under #MST2011-00291.

The ten-day appeal period was announced.

NEW ITEM**E. 734 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-003
Application Number: MST2012-00348
Owner: Michael E. Erickson
Applicant: Macaluso Pools Inc.

(Proposal for a new 15-foot by 28-foot pool and a 6-foot by 8-foot spa located on a property currently developed with an existing single-family residence. The proposal will include less than 50 cubic yards of grading for the new pool, and a new 5-foot tall wood-wire fence to comply with the required pool security fencing.)

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

Continued one week to Consent with comments:

- 1) Provide a hardscape plan around the pool.
- 2) Clearly delineate locations, materials, and heights of all fences and walls on the site plan.
- 3) Provide fence details on the plans.
- 4) Replace the bougainvillea with a high-fire compliant vine plant such as Pandorea Jasminoides or Vitus "Roger's Red."

NEW ITEM**F. 1263 DOVER LN****E-1 Zone**

Assessor's Parcel Number: 019-220-019
Application Number: MST2012-00367
Owner: Adam J. Engel
Architect: Nils Hammerbeck

(Proposal to convert an existing covered patio to a 97 square foot first-floor addition and an interior remodel to existing two-story 3,065 square foot single-family residence, including a detached two-car garage, located on a 13,286 square foot lot in the Hillside Design District. The proposed total of 3,162 square feet is 76% of the required floor-to-lot area ratio (FAR).)

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

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 one week to Consent with comments:

- 1) Provide final details.
- 2) Provide a color and materials board.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller** and **Lisa James**.