



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 28, 2013 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair* - PRESENT
FRED SWEENEY, *Vice-Chair* - PRESENT
BERNI BERNSTEIN - PRESENT
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 – ABSENT
MICHELLE BEDARD, Planning Technician - PRESENT
ROSA ROGERS O'REILLY, 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 3:06 p.m.

ATTENDANCE:

Members present: Woolery, Bernstein, James, Miller, Sweeney, Zimmerman and Pierce (at 3:09).

Members absent:

Staff present: Bedard and Rogers O'Reilly.

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. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **January 14th, 2013**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 14th, 2013**, as submitted.

Action: Bernstein/Sweeney 6/0/0. Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **Monday, January 28th, 2013**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

Action: James/Miller, 6/0/1. Motion carried. (Sweeney abstained).

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

E. Subcommittee Reports: No subcommittee reports.

PROJECT DESIGN REVIEW

1. 415 ALAN RD

A-1/SD-3 Zone

(3:10)

Assessor's Parcel Number: 047-091-024

Application Number: MST2012-00362

Owner: Seybold 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) was recently approved for alterations to the existing single-family residence.)

(Project Design Approval requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on September 24, 2012.)

Actual time: 3:11 p.m.

Present: Christine Pierron, Architect; David Black, Landscape Architect.

Public comment opened at 3:21 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; the project does not include the removal or significant impact to any designated Specimen Tree.

2) Provide irrigation plan.

3) Provide a colors and materials board.

Action: Sweeney/Zimmerman, 7/0/0. Motion carried.

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**2. 2625 SAMARKAND DR****E-3/SD-2 Zone**

(3:35) Assessor's Parcel Number: 051-303-004
Application Number: MST2012-00488
Owner: Bank of America
Applicant: Mark Morando
Agent: John Fontana

(Proposal to replace a carport with two-uncovered parking spaces, per the uncovered parking exception for properties developed with less than 80% of the required floor-to-lot area ratio (FAR). The proposal also includes the 'as-built' 396 square foot first-floor addition and alterations and reductions to an existing second-story deck, and other site alterations. The proposed development total of 2,321 square feet, located on a 10,299 square foot parcel, is 61% of the required floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2012-00448 and ENF2012-00828.)

(Second concept review. Action may be taken if sufficient information is provided. The project was last reviewed on January 14, 2013.)

Actual time: 3:27 p.m.

Present: Mark Morando, Agent.

Public comment opened at 3:32 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 had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) The SFDB guidelines for visually screened uncovered parking spaces have been satisfied.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 32 E ISLAY ST****E-1 Zone**

(4:00) Assessor's Parcel Number: 027-102-005
Application Number: MST2012-00440
Owner: Arthur Denk
Architect: Paul Zink

(Proposal to construct a 275 square foot one-story addition and a new 423 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 280 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,448 square feet, located on a 6,080 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing officer review for requested zoning modifications.)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications. The project was last reviewed on January 14, 2013.)

Actual time: 3:41 p.m.

Present: Paul Zink, Architect; Arthur Denk, Owner.

Public comment opened at 3:54 p.m.

- 1) Phil Morreale (submitted letters), opposition; concerns regarding neighborhood compatibility, FAR, good neighbor guidelines, and expressed frustration about the City's process.

Emails and letters of expressed concerns from Phil Morreale were acknowledged.

A letter of support from Mike Deluca was acknowledged.

Public comment closed at 4:04 p.m.

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

- 1) Board is supportive of the proposed hedge height modification. The Board would encourage the Staff Hearing officer to approve the 12-foot hedge height as it is in keeping with the upper east neighborhood, and removing it would impose a privacy issue for both the applicant and the adjacent neighbors and a design challenge for the applicant.
- 2) Board is supportive of proposed modification to re-build the garage with conforming interior dimensions. The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Study the roof connection design between the garage and the residence.

Action: Miller/Sweeney, 6/0/1. Motion carried. (Pierce stepped down).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 104 ONTARE HILLS LN****A-1 Zone****(4:40)**

Assessor's Parcel Number: 055-160-055

Application Number: MST2013-00011

Owner: Paschke Family Revocable Trust

Architect: Paul Zink

(Proposal to construct a new 3,975 square foot two-story single-family residence with an attached 750 square foot three-car garage located on a vacant lot in the Hillside Design District. The proposal includes a 137 square foot upper level deck, five- and eight-foot tall wood fences, and a six-foot stucco garden wall. The proposed total of 4,725, located on a one-acre lot, is 94% of the guideline floor-to-lot area ratio (FAR).)

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

Actual time: 4:33 p.m.

Present: Paul Zink, Architect; Sarah and Mike Paschke, Owners.

Public comment opened at 4:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Board recommends the architectural style be studied to simplify design elements.
- 2) Board supports the 94% of FAR because of the large size of the lot and its compatibility with the rest of the neighborhood.

Action: Bernstein/James, 6/0/1. Motion carried. (Pierce stepped down).

*** THE BOARD RECESSED AT 4:58 P.M., AND RECOVERED AT 5:10 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 860 JIMENO RD**

(5:25) Assessor's Parcel Number: 029-110-046
Application Number: MST2013-00007
Owner: Joseph A Yob Living Trust
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,121 square foot addition to an existing two-story, 3,411 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, a 294 square foot covered porch, and a 41 square foot master balcony. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total of 4,618 square feet is 98% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 5:12 p.m.

Present: Richele Mailand, Designer.

Public comment opened at 5:23 p.m.

Letters of expressed concern from Mike Cahill and Linda Cahill were acknowledged.

- 1) Mike Cahill (submitted letter), opposition; concerns regarding neighborhood compatibility (due to mass, size, bulk and scale), architectural details, true property lines, the potential fire hazards, and the property's possible historical significance. Requested story poles.

Public comment closed at 5:33 p.m.

Motion: Continued indefinitely to Full Board/Consent with comments:

- 1) Study shrinking the mass to reduce FAR.
- 2) Study placement of balcony, windows, master bedrooms and bedrooms.
- 3) Provide colors/material boards.
- 4) Retain flare design of stairs; study alternative material.
- 5) Provide landscaping plan.
- 6) Study the entry height.
- 7) Study height of porte cochere.
- 8) Study height of windows on north elevation.

Action: James/Sweeney, 7/0/0. Motion carried.

CONSENT CALENDAR – SEE SEPARATE AGENDA

**** MEETING ADJOURNED AT 6:15 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 1816 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-152-020
Application Number: MST2012-00437
Owner: William Bailey
Applicant: Morando Design

(Proposal to address violations of ENF2012-00719 by demolishing the 'as-built' tandem garage and trash enclosure located within the required setbacks. The proposal includes providing two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. Approximately 500 square feet of new permeable paving is proposed. The 6,250 square foot lot is currently developed with an existing one-story, 1,200 square foot, single-family residence to remain, and is 44% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for revised location of the uncovered parking spaces and the 150 square feet of required storage. The revised proposal also includes removing an existing pepper tree.)

Approval as submitted of Review After Final.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**B. 1704 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-480-060
Application Number: MST2005-00019
Owner: King Heirs, LLC & The Mesa at Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren & Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

(Review After Final to change the orientation of the proposed pool, new site walls, and revised landscaping.)

Approval as submitted of Review After Final.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**C. 1109 LUNETTA PZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
 Application Number: MST2008-00452
 Owner: Hughes Land Holding Trust
 Architect: Henry Lenny

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Planning Commission approval for a Coastal Development Permit on April 16, 2009 (Resolution No. 014-09).)

(Review After Final for alterations to the approved landscape plan.)

Approval of Review of Approval with conditions:

- 1) The driveway design and revised landscape and hardscape in front of the house are approved as submitted with the condition to identify the hardscape materials in the front walkway.
- 2) All hardscape and landscape changes proposed at the rear of the residence are not approved; remove all new hardscape and return the area at the rear of the house to the previously approved landscape plan.
- 3) Show the required 75-year seacliff retreat setback on the plans.

The ten-day appeal period was announced.

NEW ITEM**D. 464 YANKEE FARM RD A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017
 Application Number: MST2013-00028
 Owner: Margaret L Niehaus & Robert D Revoca
 Architect: Angie Huff

(Proposal to construct a 325 square foot one-story addition to an existing 3,175 square foot one-story single-family residence with an attached 612 square foot two-car garage. The proposal includes a small interior remodel and minor exterior facade alterations to the existing residence. An existing detached 281 square foot accessory structure will remain. The proposal will result in a total project development of 4,393 square feet located on a 1.25 acre parcel in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal will address violations identified in ENF2012-00589.)

(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 2 weeks to Consent with conditions:

- 1) Provide details and a colors and materials board.

REVIEW AFTER FINAL**E. 444 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Owner: Salmaun Masooman
Designer: Behzad Masooman
Architect: Borzou Rahmi

(This is a revised project for proposed design alterations to the previously approved application to rebuild a single-family residence which was destroyed during the Tea Fire. The original approved application is currently under construction. The proposed alterations include a 196 square foot addition to the previously approved 289 square foot one-car garage for the purpose of providing a 485 square foot two-car garage. Other alterations include a 192 square foot reduction to the second level deck above the garage, a change in roof shape at the living room from a hip style roof to a proposed gable roof, reconfiguration of the entry stairs, and alterations to doors and windows. The proposed alterations result in a 196 square foot garage addition. The revised proposal of 2,099 square feet, located on a 6,804 square foot lot in the Hillside Design District, is 71% of the maximum required floor-to-lot area ratio (FAR).)

(Comments only; project requires Staff Hearing officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing officer and continued to Consent with comments:

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.
- 2) Provide better details at the eave's, front porch, window and doors.
- 3) Clarify the exterior column (on the floor plan) of how the plaster is applied.
- 4) Study the roof plan – show accurately as shown on exterior elevations.

NEW ITEM**F. 165 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-003
Application Number: MST2013-00012
Owner: Paul H Tucker
Architect: David Mendro

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer and Consent with comments:

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.
- 2) Provide details and a color/material schedule on the plans.

NEW ITEM**G. 209 W CONSTANCE AVE****R-4 Zone**

Assessor's Parcel Number: 025-022-003
Application Number: MST2013-00027
Owner: Sally A Grubb
Architect: Fred Sweeney

(Proposal to permit the 'as-built' 5½ foot high wall located along the front property line on a 2,832 square foot lot developed with an existing 891 square foot one-story residence and a 198 square foot one-car detached garage. The proposal includes permitting the "as-built" 82 square foot laundry room. The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer with comments:

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with Single Family Residence Design Guidelines.
- 2) The design of the wall, as shown on the plans reviewed on January 28, 2013, is ready for Final Design Approval.

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