



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, March 11, 2013**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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**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 – PRESENT UNTIL 4:03 P.M.  
MICHELLE BEDARD, Planning Technician - PRESENT  
ROSA ROGERS O'REILLY, Commission Secretary - PRESENT

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

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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 3:02 p.m.

### ATTENDANCE:

Members present:      Woolery, Bernstein, James (until 5:21), Miller, Sweeney, Pierce (at 3:04) and Zimmerman (at 4:03).

Members absent:

Staff present:      Bedard, Limón (until 4:03), 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.)

Mr. Sweeney asked staff to clarify the Board's role with regard to public correspondence. Mr. Limón explained the roles of staff and Board members with regard to public correspondence. Staff is working on developing new procedures with regard to frequency and consistency of correspondence to both Board Members and members of the public.

Mr. Limón clarified for the Board the role of the Consent Calendar meetings.

B. Approval of the minutes of the Single Family Design Board meeting of **February 25, 2013**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **February 25, 2013**, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **March 4, 2013**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

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

Motion: Ratify the Consent Calendar for **March 11, 2013**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

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

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

1. Ms. Bedard announced the following changes to the agenda:

a) Item D from today's Consent Agenda, 1330 San Julian, has been referred to today's full Board Meeting by staff. It will be the first item on today's agenda. All subsequent items will follow and remain in the same order.

2. Board member Miller announced he would be stepping down from Item #3, 104 Ontare Hills Lane.

3. Board member Sweeney announced he would be attending next week's meeting with the City Administrator regarding Advisory Boards.

4. Board member Pierce announced she would be stepping down from Item #3, 104 Ontare Hills Lane.

E. Subcommittee Reports: No subcommittee reports.

## **PROJECT DESIGN REVIEW**

**1. 1330 SAN JULIAN PL**

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

Assessor's Parcel Number: 045-143-008

Application Number: MST2012-00408

Owner: Janice & Robert Kopf Trust

Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

**(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-13. The project was last reviewed by SFDB on December 17, 2012.)**

Actual time: 3:20 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions and Board member presentations.

Present: Jim Zimmerman, Architect.

Mr. Limón clarified for the Board when they may or may not request story poles.

Public comment opened at 3:36 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Wayne and Betsy Cassriel requesting story poles was acknowledged.

Straw vote: How many Board members are opposed to story poles? 5/1/0 (passed).

**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 comments:**

- 1) The Board finds that the proposed addition is appropriately integrated into the existing house's architecture.
- 2) The Board supports the proposed deck as it was approved in our last meeting, in terms of its restricted area and location.
- 3) The Board finds the flat roof height acceptable, as it is below the allowed building heights.
- 4) The Board finds that the surrounding landscaping within the property and within the block allows for this small addition to not be adverse to the size, scale and bulk of the house and associated neighbors.

Action: Sweeney/Miller, 5/1/0. Motion carried. (Bernstein opposed, Zimmerman absent).

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **2. 616 E VALERIO ST**

**R-2 Zone**

**(3:10)** Assessor's Parcel Number: 027-270-003  
Application Number: MST2013-00030  
Owner: Catherine Edwardson  
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

**(Project Design Approval is requested. The project was last reviewed on February 25, 2013. The project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)**

Actual time: 4:03 p.m.

Present: Adele Goggia, Architect.

Public comment opened at 4:07 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 project generally complies with the Good Neighbor Guidelines.

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

The ten-day appeal period was announced.

### **PROJECT DESIGN REVIEW**

#### **3. 1642 CALLE CANON**

**A-2 Zone**

**(3:30)** Assessor's Parcel Number: 041-140-008  
Application Number: MST2012-00205  
Owner: Charles Mugler  
Architect: Garcia Architects, Inc.

(Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single family residences and an accessory structure currently exist on the project site. the proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing officer review for a Performance Standard Permit for three single family residences on one lot. The project will address violations in ENF2012-00027.)

**(Project Design Approval requested. Project requires compliance with Staff Hearing officer Resolution No. 005-13. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval. The project was last reviewed on February 11, 2013.)**

Actual time: 4:14 p.m.

Present: Charles Mugler & Karen Mugler, Owners.

**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 comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

- 2) The proposed project does not include the removal of or significant impact to any designated Specimen Tree, Historic Tree or Landmark Tree.
- 3) The project generally complies with the Good Neighbor Guidelines.

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

The ten-day appeal period was announced.

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

#### **4. 104 ONTARE HILLS LN**

**A-1 Zone**

**(4:00)**

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 290 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).)

**(Second concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on January 28, 2013.)**

Actual time: 4:30 p.m.

Vice-Chair Sweeney read a statement about regarding sole proprietorships exceptions, and Board member presentations.

Present: Paul Zink, Architect; and Sarah Paschke, Owner.

Public comment opened at 4:37 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board had positive comments regarding the simplified architectural style.
- 2) The Board would encourage the applicant to resubmit a schematic level landscape plan.
- 3) Study width, height, and landscape composition of the walkway element from the drive circle to the front door.
- 4) On the South elevation, study composition of dining room windows and entry door. Consider making one of these elements asymmetrical.
- 5) Study small windows on the second floor. Consider single casement without mullions.
- 6) Study introducing natural light into the stair case.
- 7) Study the proportion of the trellis off the master bedroom and its distance from the second bedroom wall.
- 8) Study design of first floor window.
- 9) In the north elevation, study upper roof arrangements and location of downspouts.
- 10) Study proportions of columns and arches.

Action: Sweeney/Bernstein, 5/0/0. Motion carried. (Miller and Pierce stepped down.)

**SFDB-CONCEPT REVIEW (CONT.)****5. 108 ONTARE HILLS LN****A-1 Zone**

**(4:35)** Assessor's Parcel Number: 055-160-056  
Application Number: MST2011-00267  
Owner: Casey Sulak  
Designer: Woodall Design Group  
Landscape Designer: Pat Brodie

(Proposal to construct a new two-story 3,921 square foot single-family residence and a 677 square foot detached three-car garage located on an existing vacant 40,946 square foot lot in the Hillside Design District. The proposal includes a total of 1,350 square feet of covered porches and 488 cubic yards of grading under the main building footprint (244 cubic yards of cut and 244 cubic yards of fill) to be balanced onsite. The proposed total of 4,598 square feet is 93% of the maximum guideline floor-to-lot area ratio. The project requires compliance with Planning Commission Resolution No. 032-05.)

**(Fourth concept review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on August 29, 2011.)**

Actual time: 4:54 p.m.

Present: Carol Hunt, Owner's Mother; and Thomas Matheson, Broker.

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

- 1) Encourage applicant to come back to the Board with a spokesman for the designer as well as the owner, if possible.
- 2) Provide detailed drawings that are to scale. Details should be adequately noted on elevations and floor plans.
- 3) Provide garage elevations and roof plan. Provide detail requirements as previously identified. Plans should be drawn to the same level shown on sheets as house elevations.
- 4) Provide location, elevation, and heights of fences. Show in relationship to front gate proposed.
- 5) Provide complete landscape plan and legend. Landscape plan should be drawn to scale and should identify plant types.
- 6) Provide a sample of the wall shingles.
- 7) Provide a colors and materials board. Describe how materials will be applied by making notations on the elevations and/or floor plans as necessary.
- 8) Provide section through site, property line to property line, in both directions. Drawings should be to scale.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 16 RUBIO RD****E-1 Zone**

**(5:10)** Assessor's Parcel Number: 029-342-003  
Application Number: MST2013-00079  
Architect: Tom Ochsner  
Owner: Jim Knecht

(Proposal for a remodel and conversion of 191 square feet of existing storage space into habitable space and to construct a total of 38 square feet of additions to an existing 2,252 square foot single family residence with an attached two-car garage. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposal total of 2,290 square feet, located on a 9,932 square foot lot in the Hillside Design District, is 63% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

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

Actual time: 5:21 p.m.

Present: Tom Ochsner, Architect.

Public comment opened at 5:30 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Board Residence Guidelines.
- 2) Study the overhang roof element. Consider projecting the porch gable out twelve inches past the existing wall line.
- 3) The Board is supportive of the size of the porch, because the majority of deck is recessed from the back of house wall line.
- 4) Provide landscaping plan for front area.

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

**\*\* MEETING ADJOURNED AT 5:53 P.M. \*\***

**CONSENT CALENDAR (11:00 a.m.):****FINAL REVIEW****A. 3103 ARGONNE CIR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-262-005  
Application Number: MST2012-00492  
Owner: Ralph Hyatt III Irrevocable Trust  
Architect: Lori Kari

(Proposal for an interior remodel and construction of a 688 square foot one-story addition to an existing one-story, 1,124 square foot single-family residence with a detached 376 square foot two-car garage, located on an 8,920 square foot parcel. The proposal includes construction of a new one-story 276 square foot accessory addition to the rear of the existing detached garage, and a new 184 square foot ground level deck. The proposed 2,464 square foot total is 72% of the maximum floor-to-lot area ratio (FAR).)

**(Final Approval of project is requested.)**

**Final Approval of Architecture with conditions:**

- 1) Show light fixture locations on elevations.
- 2) Return to consent for final Landscaping details, providing compliance with the low-use water requirements (80/20).

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****B. 272 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-084-003  
Application Number: MST2009-00143  
Owner: Santandrea Family Trust

(Proposal to rebuild a 5,453 square foot two-story single family residence and attached 693 square foot three-car garage and 1,182 square feet of covered porches that were destroyed in the Tea Fire. The proposed total of 6,146 square feet on the 3 acre lot in the Hillside Design District is 59% of the maximum guideline floor to lot area ratio.)

**(Review After Final to add wrought iron protective railings located at a few of the existing French doors.)**

**Final Approval as submitted for Review After Final to add four wrought iron protective railings in front of four existing doors.**

The ten-day appeal period was announced.

**FINAL REVIEW****C. 1512 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-012  
Application Number: MST2012-00328  
Owner: William Russ  
Designer: Robert Paul Design  
Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

**(Final Approval of details and landscaping conditions.)**

**Final Approval of architecture as submitted.**

**Landscaping continued one week to consent to identify the specific landscaping species to preserve privacy between the adjacent neighbors.**

The ten-day appeal period was announced.

**REFERRED BY FULL BOARD****D. 1330 SAN JULIAN PL E-3/SD-3 Zone**

Assessor's Parcel Number: 045-143-008  
Application Number: MST2012-00408  
Owner: Janice & Robert Kopf Trust  
Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing officer review for requested zoning modifications.)

**(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-13. The project was last reviewed by SFDB on December 17, 2012.)**

**Referred to Full Board, and will be reviewed as the first item on the March 11, 2013.**

**NEW ITEM****E. 3119 LUCINDA LN E-3 Zone**

Assessor's Parcel Number: 055-193-011  
 Application Number: MST2013-00081  
 Owner: Christian Snowden  
 Designer: Victor Padilla

(Proposal for exterior alterations to an existing two-story 1,928 square foot single family residence located on a 6,500 square foot lot. The proposal includes the demolition of the "as-built" deck and stairs off of the existing dining room and construction of a new 252 square foot wood deck and stairs. The original permit included a 50 square foot balcony. The proposal also includes construction of a new 72 square foot wood deck at the existing master bedroom, replacement of an existing 8-foot sliding glass door, and adding a new 6-foot sliding glass door.)

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

**Project Design Approval and Final Approval as submitted 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 Santa Barbara Municipal Code.**

1) The proposed deck is supported provided that the property owner has discussed the project with the adjacent neighbor; and the size of the new deck is not increasing in size from the existing 'as-built' deck, and that the plans include the planting of a new 15 gallon giant bird of paradise for additional privacy screening.

The ten-day appeal period was announced.

**NEW ITEM****F. 2251 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 019-360-015  
 Application Number: MST2013-00084  
 Owner: Joseph & Bridgid Costa  
 Architect: Peter Becker Architect

(Proposal to replace windows and doors on an existing one-story single-family residence located on a 27,429 square foot parcel in the Hillside Design District. The proposal includes alterations to replace two small windows for one large window, and demolish an existing trellis.)

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

**Project Design Approval and Final Approval as submitted 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 Santa Barbara Municipal Code.**

The ten-day appeal period was announced.

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

Assessor's Parcel Number: 019-050-022  
Application Number: MST2010-00086  
Owner: Sillers Elizabeth  
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 new site landscape plan.)**

**Final Approval of landscaping.**

The ten-day appeal period was announced.

Consent Calendar Items Reviewed by Brian Miller & Lisa James, except Item G was reviewed by Lisa James only.