



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, April 8, 2013**

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

**3:00 P.M.**

**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
FRED SWEENEY, *Vice-Chair*  
BERNI BERNSTEIN PRESENT  
BRIAN MILLER (Consent Calendar Architecture Representative)  
LISA JAMES (Consent Calendar Landscape Representative)  
JAIME PIERCE (Consent Calendar Landscape Representative)  
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, Planning Technician  
ROSA ROGERS O'REILLY, Commission Secretary

**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 Videos* tab.

**CALL TO ORDER.**

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

**ATTENDANCE:**

Members present: Woolery, Sweeney, Bernstein, Miller, James, Pierce, and Zimmerman (at 3:08).  
Members absent: None.  
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 March 25, 2013.

Motion: Approval of the minutes of the Single Family Design Board meeting of March 25, 2013, as submitted.  
Action: Bernstein/Sweeney, 6/0/0. (Zimmerman absent)

## C. Consent Calendar.

Motion: Ratify the Consent Calendar for April 2, 2013. The Consent Calendar was reviewed by Fred Sweeney and Jaime Pierce.

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

Motion: Ratify the Consent Calendar for April 8, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

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

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

No Announcements.

## E. Subcommittee Reports.

No subcommittee reports.

**DISCUSSION ITEM****1. DISCUSSION ON THE URBAN FOREST MANAGEMENT PLAN PROJECT**

**(3:10)** Mandy Burgess, Assistant Parks & Recreation Director

Actual time: 3:06 p.m.

**Presentation and discussion held.**

**PROJECT DESIGN REVIEW****2. 32 E ISLAY ST****E-1 Zone**

**(3:30)** Assessor's Parcel Number: 027-102-005  
 Application Number: MST2012-00440  
 Owner: Arthur Denk  
 Architect: Paul Zink

(Proposal to construct a 217 square foot one-story addition and a new 405 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 317 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,409 square feet, located on a 6,080 square foot lot, is 89% of the required 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. 013-13. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed by SFDB on January 28, 2013.)**

Actual time: 3:34 p.m.

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

Public comment opened at 3:44 p.m.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 3:45 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 comments:**

- 1) The Board had positive comments regarding neighborhood compatibility, quality of materials, and found that the Good Neighbor Guidelines have been met.
- 2) The Board appreciates the reduction of the total square footage.

Note: The Board and architect, Paul Zink, discussed that the proposal does include a new 8-foot wood fence along the rear property line of the subject property and that the project applicants will work with the adjacent neighbors to coordinate the construction of this fence.

Action: James/Woolery, 5/0/0. Motion carried. (Jaime Pierce and Brian Miller stepped down).

The ten-day appeal period was announced.

### **PROJECT DESIGN REVIEW**

#### **3. 104 ONTARE HILLS LN**

**A-1 Zone**

**(4:05)**

Assessor's Parcel Number: 055-160-055  
Application Number: MST2013-00011  
Owner: Paschke Family Revocable Trust  
Architect: Paul Zink

(This is a revised/reduced proposal to construct a new 3,250 square foot single-story single-family residence with an attached 680 square foot three-car garage located on a vacant lot in the Hillside Design District. The proposal includes a five- and eight-foot tall wood fences, and a six-foot stucco garden wall. The proposed total of 3,930 square feet, located on a one-acre lot, is 79% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed on March 11, 2013.)**

Actual time: 3:56 p.m.

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

Public comment opened at 4:03 p.m.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 4:03 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 comments:**

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of architecture and materials, and that the Good Neighbor Guidelines have been met.
- 2) The Board had positive comments regarding the landscape plan.
- 3) Study window sizes and locations.
- 4) Study the connection between the entrance and the dining room.
- 5) Study the scribing on the gable on the ends of the tile.
- 6) Study the possibility of putting angles instead of putting posts out, to lighten up the beam over the garage on the west elevation.
- 7) Study the circular appliqué at the high roof walls on the east and west elevations.

**Action:** Zimmerman/Bernstein, 5/0/0. Motion carried. (Jaime Pierce and Brian Miller stepped down).

The ten-day appeal period was announced.

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

#### **4. 448 ALAN RD**

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

**(4:35)**

Assessor's Parcel Number: 047-072-007  
 Application Number: MST2013-00062  
 Owner: Merrill Family Living Trust  
 Architect: Kurt Magness  
 Engineer: Dale Weber  
 Applicant: Michael Merrill

(Proposal to demolish an existing one-story 1,529 square foot single-family residence and 329 square foot detached carport and construct a new one-story 1,645 square foot single-family residence and an attached 434 square foot two-car garage. The proposal involves 830 cubic yards of grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

**(Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit.)**

Actual time: 4:24 p.m.

Present: Kurt Magness, Architect, Michael Merrill, Owner; and Chuck McClure, Landscape Architect.

Public comment opened at 4:29 p.m.

- 1) Eddie Harris; wishes project to minimize impacts to Arroyo Burro Creek, and encourages project to make improvements to the creek.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 4:30 p.m.

**Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:**

- 1) Study the corner treatment of shingles.
- 2) The Board finds the landscaping is acceptable as proposed.
- 3) Provide light fixture locations on elevations and plans, and provide catalog cut of light fixtures.
- 4) Study alternative color schemes for the metal roof.
- 5) Provide catalog cut of metal roof.
- 6) Study window on west elevation.
- 7) Study chimney cap details.
- 8) Provide photographs of homes in the neighborhood with this type of metal roof.

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

**\*\*THE BOARD RECESSED FROM 4:45 p.m. TO 5:07 p.m.\*\***

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

**5. 745 DOLORES DR**

**E-1 Zone**

**(5:07)**

Assessor's Parcel Number: 035-103-011  
 Application Number: MST2012-00498  
 Designer: Russell Banko Design & Construction  
 Owner: Kenneth & Laura Haney

(Proposal to construct a new 1,153 square foot second-story addition to an existing 1,256 square foot one-story single-family residence, and an existing 409 square foot attached two-car garage, located on a 9,409 square foot parcel in the Hillside Design District. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material with a new composition shingle roof, and replacement of the existing concrete driveway with pavers. The proposed total of 2,818 square feet is 80% of the required floor-to-lot area ratio (FAR).)

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

Actual time: 5:07 p.m.

Present: Russ Banko, Designer.

Public comment opened at 5:16 p.m.

- 1) Rosemarie Keller, opposition; expressed concerns regarding loss of privacy and neighborhood compatibility.
- 2) Don Hay, opposition; expressed concerns regarding neighborhood compatibility, the blocking of natural sunlight (and its effect on the neighbors' solar energy needs), and requested story poles.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 5:21 p.m.

Public comment re-opened opened at 5:38 p.m.

- 1) Dr. Barry Keller, opposition expressed concerns regarding loss of privacy and overall design.

Public comment closed at 5:39 p.m.

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

- 1) The Board finds that the proposed design does not meet the guidelines and suggests a revised design approach to be more compatible with the neighborhood.
- 2) Study the front entry and entryway staircase.
- 3) Study the proportions, size, and location of the windows. Consider reducing the size of the windows.
- 4) Study the deck and the stairway to the deck. Consider reducing the size of the deck.
- 5) The Board finds that it would be acceptable to remove the tree in the back yard. Provide further information for the next review.
- 6) Provide colors and materials board.
- 7) Study solar access.
- 8) The Board finds that the proposed modification and the design as proposed is not aesthetically appropriate and poses consistency issues with the Single Family Residence Design Guidelines.
- 9) Study alternative treatment for railroad ties.
- 10) Provide landscape plan.
- 11) The Board finds that the size, scale and bulk are not compatible with the neighborhood. Study reducing the total square footage.
- 12) Provide photographs of two-story homes within the immediate neighborhood.

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

**\*\*SCHEDULED RECESS FROM 5:51 p.m. to 6:22 p.m.\*\***

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

**6. 758 JUANITA AVE**

**E-1 Zone**

**(6:20)** Assessor's Parcel Number: 035-073-010  
 Application Number: MST2013-00103  
 Owner: Hubbard Living Trust  
 Designer: Eric Swenumson

(Proposal to construct a new 767 square foot one-story addition and a 700 square foot two-story addition to an existing one-story 1,145 square foot single-family residence with an attached 406 square foot two-car garage. The proposed total of 3,018 square feet, located on a 13,242 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

**(Concept review; action may be taken if sufficient information is provided. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)**

Actual time: 6:22 p.m.

Present: Eric Swenumson, Designer; and Cliff Hubbard, Owner.

Public comment opened at 6:28 p.m.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 6:28 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 comments:**

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) Study bathroom windows and entry configuration on the west elevation. Consider adding a lower planter.
- 3) Provide window types, door types and glazing types.
- 4) On the west and south elevations, re-study the corner between the door and the window in the master bedroom on the second floor.
- 5) Provide further details and material selection on railing around the deck at the second floor.
- 6) Consider trellis or roof overhang that shades the glazing openings out of the family room on the south elevation of the first floor addition. Consider a more robust window solution.
- 7) Study the four windows on the south elevation. Consider making them the same size.
- 8) Study the vertical window at the staircase immediately adjacent to first floor wall.
- 9) Provide a color board, and location of colors and materials.
- 10) Provide light fixtures.
- 11) Provide Tier 3 Storm Water Management Program calculations and drawings.
- 12) Provide landscape plan for the front yard.
- 13) Provide additional photographs of other two-story homes of comparable size within the neighborhood. .

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

The ten-day appeal period was announced.

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

### **7. 2425 CALLE ANDALUCIA**

**E-1 Zone**

**(7:00)**

Assessor's Parcel Number: 041-423-003  
 Application Number: MST2013-00113  
 Owner: Blum Joseph/Martha  
 Architect: James Zimmerman

(Proposal to construct a new 397 square foot second-story addition to an existing 1,992 single-family residence, including an attached 425 square foot two-car garage. The proposal includes a new 268 square foot second story deck. The proposed total of 2,389 square feet, located on a 10,019 square foot lot in the Hillside Design District, is 64% of the maximum floor-to-lot-area ratio (FAR).)

**(Concept review; action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)**

Actual time: 6:55 p.m.

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

Present: Jim Zimmerman, Architect; and Martha Blum, Owner.

Public comment opened at 7:05 p.m.

- 1) Karen Romofsky, opposition; expressed concerns regarding preservation of private views and suggested story poles.

A letter of expressed concerns from Paula Westbury was acknowledged.

Letters of support from Ruth and John Malengo, Gerald and Sharon Sheperd, and Paul and Jackie Miller were acknowledged.

Public comment closed at 7:09 p.m.

Public comment re-opened at 7:25 p.m.

- 1) Steve Romofsky, opposition; expressed concerns regarding preservation of private views.

Public comment closed at 7:26 p.m.

Straw vote: How many Board members would request story poles? 4/2 (passed).

After further discussion, a majority of Board members decided story poles were not warranted on this specific project, but suggested that this neighborhood may be an important neighborhood to discuss story poles as future two-story designs are proposed.

**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 had positive comments regarding consistency and appearance, neighborhood compatibility, and the quality of architecture and materials.
- 2) The Board found that the Good Neighbor Guidelines have been met and story poles are not necessary for this application.
- 3) Study the window on the east elevation.
- 4) The proposed deck is acceptable.

Action: Pierce/James, 5/2/0. Motion carried. (Sweeney and Miller opposed).

The ten-day appeal period was announced.

**CONSENT CALENDAR (11:00 A.M.)****FINAL REVIEW****A. 442 TERRACE RD E-3 Zone**

Assessor's Parcel Number: 035-191-029  
Application Number: MST2013-00106  
Owner: Janet S Zengel  
Architect: Tracy Burnell

(Proposal to construct a new 76 square foot second floor addition to an existing 1,435 square foot single-family residence with an attached 448 square foot two-car garage, located on a 10,000 square foot lot in the Hillside Design District. The proposal includes an interior remodel and new skylight. The proposed total of 1,511 square feet is 41% of the required floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**Final Approval as noted for revised colors and materials.**

The ten-day appeal period was announced.

**REFERRED BY FULL BOARD****B. 1210 OLIVE ST R-3 Zone**

Assessor's Parcel Number: 029-141-016  
Application Number: MST2012-00468  
Owner: Geoffrey Rockwell  
Applicant: Catherine Dunbar

(Concept review for proposed 'as-built' additions and alterations to an existing 1,257 square foot, two-story, single-family residence located on a 3,266 square foot parcel. The proposed alterations include an approximate 126 square foot first level addition and 107 square feet of second level additions. Site alterations include 'as-built' deck additions and alterations, an 'as-built' 8-foot high wall along the front property line, and the demolition of an 'as-built' 64 square foot storage shed. The proposal includes Planning Commission review for requested zoning modifications. The project is 68% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2012-00824 and ENF2012-00954.)

**(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 005-13.)**

**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 Final Approval with the comments:**

- 1) The Board requested additional ground cover (a maximum 8-inches in height) to be located in the city parkway).

The ten-day appeal period was announced.

**NEW ITEM****C. 981 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-006  
Application Number: MST2013-00119  
Owner: Jensen Family Trust  
Architect: Gary Jensen

(Proposal for a new 2,043 square foot two-story single-family modular residence, including an attached 445 square foot two-car garage, located on an existing 43,806 square foot vacant lot in the Hillside Design District. The previous 3,243 square foot two-story single-family residence was destroyed during the Tea-Fire. The proposal includes 25 cubic yards of site grading, retaining walls, and a second-story deck. The proposed total of 2,043 square feet is 41% of the guideline 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 indefinitely to Consent with comments:**

- 1) Provide colors and materials board and all final details.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by Jim Zimmerman and Jaime Pierce.

**\*\* MEETING ADJOURNED AT 7:36 P.M. \*\***