



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 22, 2013

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
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

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 Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein, Miller, James, Pierce, and Zimmerman (at 3:07).

Members absent: None.

Staff present: Bedard, Limón, 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 April 8, 2013.

Motion: Approval of the minutes of the Single Family Design Board meeting of April 8, 2013, as submitted.

Action: Bernstein/Sweeney, 6/0/0. (Absent: Jim Zimmerman.)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for April 15, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: Sweeney/Bernstein, 6/0/0. (Absent: Jim Zimmerman.)

Motion: Ratify the Consent Calendar for April 22, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Lisa James.

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

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

1. Ms. Bedard made the following announcements:

a) The Semiannual Recruitment process for City Advisory Groups has started. The application deadline is May 6, 2013 at 5:30 p.m. Interviews will take place on May 21, 2013, and appointments will be made on June 25, 2013

2. Mr. Sweeney announced that he attended the joint meeting between the Planning Commission and City Council. Sweeney spoke on behalf of the Single Family Design Board regarding the ongoing concern over hedge heights, and requested that the Planning Commission and City Council provide more guidance and tools to address hedge height issues. The current ordinance sunsets in March of 2014. In June, staff will bring this issue up to the Ordinance Committee, and then the issue will appear before the Single Family Design Board in September.

E. Subcommittee Reports.

No subcommittee reports.

DISCUSSION ITEM**1. DISCUSSION ON THE COMMUNITY DEVELOPMENT DEPARTMENT BUDGET**

Betty Weiss, City Planner

Staff will present an overview of the proposed Financial Plan for Fiscal Years 2014 and 2015 to the Single Family Design Board with highlights for the Community Development Department (CDD). On April 16, 2013, the City Administrator presented the Proposed Financial Plan to the Council, and the Council hearing for the Community Development Department is scheduled for Thursday May 2, 2013.

Actual time: 3:11 p.m.

Presentation and discussion held.

PROJECT DESIGN REVIEW**2. 108 ONTARE HILLS LN****A-1 Zone**

(3:35) Assessor's Parcel Number: 055-160-056
Application Number: MST2011-00267
Owner: Casey Sulak
Designer: Woodall Design Group
Landscape Architect: 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 to be balanced onsite. The proposed total of 4,598 square feet is 93% of the guideline floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No. 032-05.)

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

Actual time: 3:40 p.m.

Present: Benjamin Woodall, Designer.

Public comment opened at 3:52 p.m.

- 1) Theodore Smyth, opposition; expressed concerns regarding neighborhood compatibility. Noted that his home was recently designated as a historic "hacienda" style adobe. He requested that any neighboring properties be complimentary in style. He also noted that most homes in the neighborhood are single story homes.
- 2) Steve & Terry Frenkl (submitted letters), opposition; expressed concerns regarding neighborhood compatibility, good neighbor guidelines, choice of materials, and architectural style.

Public comment closed at 3:58 p.m.

Owners submitted copies of email correspondence with neighbors.

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 Full Board with comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) The materials, size, scale and bulk are acceptable.
- 3) The second story configuration is acceptable.
- 4) The proposed trees are acceptable.
- 5) Provide a landscaping plan.
- 6) It was recommended to increase communication and share architectural and landscaping plans with neighbors.
- 7) Study the driveway configuration to ensure that any proposed uncovered parking space is adequately screened from public view.

- 8) Provide details of the proposed stonework and pattern of the driveway material.
- 9) Provide color and materials boards and further details.
- 10) Provide final materials and details, including the garage door and fencing materials.

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

Board discussion: The Board acknowledged comments from the neighbors, however noted that there are no conditions restricting the proposal to a specific architectural design or restrictions for a single-story design, and that the Board found this proposal to be an acceptable architectural style and size, bulk, and scale.

The ten-day appeal period was announced.

CONCEPT REVIEW (CONT.)

3. 2430 CALLE ALMONTE

E-1 Zone

(4:05)

Assessor's Parcel Number: 041-412-012
Application Number: MST2013-00020
Designer: Eric Swenumson
Owner: Farzeen & Venus M Nasri Trust

(Revised proposal to construct a new 34 square foot one-story addition and a new 846 square foot two-story addition to an existing 1,839 square foot, one-story, single-family residence, with an attached 415 square foot two-car garage. The proposal includes a new 176 square foot second-story deck. The proposed total of 3,134 square feet, located on a 10,019 square foot lot in the Hillside Design District, is 84% of the required floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for a requested zoning modification. The project was last reviewed on February 11, 2013.)

Actual time: 4:31 p.m.

Present: Eric Swenumsun, Designer; and Farzeen Nasri, Owner.

Public comment opened at 4:49 p.m.

- 1) Steve Jordan, opposition; expressed concerns regarding preservation of private views, good neighbor guidelines, and requested story poles.

The public comment letters which were received and routed for the first concept review of February 1, 2013 were emailed to the Board prior to the second concept review on April 22, 2013.

Public comment closed at 4:53 p.m.

The Single Family Design Board will conduct a group site visit to this property before the next Full Board Meeting.

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

- 1) Standard story poles shall be installed, per the Single Family Design Board Guidelines, which include horizontal ribbons that are truly reflective of the two-story ridge.

- 2) The Board finds that the 20-closest lots study is not necessary for this application and that story poles will be sufficient.
- 3) Provide a concept landscape plan, and indicate where planting materials will be placed in order to provide privacy to adjacent neighbors.

Action: Sweeney/Miller, 6/1/0. Motion carried. (Bernstein opposed).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 527 LA MARINA DR

E-3 Zone

(4:35) Assessor's Parcel Number: 035-211-013
 Application Number: MST2013-00111
 Owner: Paul J Rubel
 Designer: Theo Bessin

(Proposal to construct a new 545 square foot second story addition above the existing garage and a new 82 square foot first story addition to an existing one-story 1,847 square foot single-family residence with an attached 400 square foot two-car garage. The proposal includes a new 435 square foot second level deck, replacement of an existing first level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,874 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

(Concept Review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 5:23 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 5:33 p.m.

A letter of expressed concerns from Gloria Antoniou was acknowledged.

A letter of support from Ralph & Genevieve Anderson was acknowledged.

Public comment closed at 5:34 p.m.

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

- 1) Study the style of architecture of the proposed second-story addition to be more compatible with the existing architecture.
- 2) Study the size and reconfigure the location of the roof deck. Revise to show compliance with the 15-foot Single Family Residential Design setback Guideline.
- 3) Study a revised entry design.
- 4) Study the front wall on the north elevation. Consider breaking it up for architectural relief and to reduce the apparent mass.
- 5) Provide photographs from the proposed second-story deck toward the adjacent neighbors.

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

REVIEW AFTER FINAL

A. 1702 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-480-061
Application Number: MST2005-00020
Agent: Brent Daniels
Architect: Zehren and Associates
Owner: Vista Oceano La Mesa Venture, LLC
Landscape Architect: Arcadia Studio

(Proposal for revisions to the previously approved project to include enclosing a 400 square foot covered porch into a new family room, adding a new fire place and chimney, adding four new high windows and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story, single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposals results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final continued for alterations to the pool size, location, and configuration, revised associated pool hardscape and site landscaping.)

Ilan Levi, 1616 La Vista del Oceano, reviewed the proposed Review After Final changes, and expressed concern regarding the previously approved covered porch addition.

Review After Final as submitted for the pool and wall reconfiguration, and revised landscaping.

Note: this review after final revision does not include any alterations to the previously approved residence.

The ten-day appeal period was announced.

REVIEW AFTER FINAL

B. 2425 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-412-003
Application Number: MST2011-00320
Owner: Miguel Alejandro Munoz
Architect: On Design Architects

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Review After Final for a proposed new 49 square foot second-story deck on the north elevation and to change a window to a sliding door.)

Review After Final approved as submitted for the new 49 square foot deck and new sliding door.

The ten-day appeal period was announced.

REFERRED BY FULL BOARD**C. 909 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-015

Application Number: MST2011-00353

Owner: George & Deanna M Gregg Living Trust

(Revised proposal for 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The 999 square foot addition involves a new 519 square foot addition to the existing second-level, and a new 480 square foot grade level addition. A total of 290 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 99% of the maximum required floor-to-lot area ratio (FAR). The project received Planning Commission approval for a floor area modification on August 9, 2012 (Resolution No. 012-12).)

(Final Approval is requested. Project Design Approval was granted on August 27, 2012.)

Final Approval as submitted.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**D. 3439 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-011

Application Number: MST2012-00371

Owner: Klinkon Family Trust

Architect: Dennis Thompson

(Proposal to construct a new 50 square foot utility shed with electricity, a new 5-foot by 5-foot concrete pad for a new 10 kW generator with a new 8-foot tall, 20 linear foot fence with "acoutifence" sound control fabric, and a new 8-foot by 4-foot concrete pad for a new propane tank. The one-acre parcel is currently developed with an existing single-family residence, an attached two-car garage, and an existing 371 square foot detached accessory building.)

(Project Design Approval is requested.)

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 Municipal Code.

The ten-day appeal period was announced.

NEW ITEM**E. 2220 ST JAMES DR****E-1 Zone**

Assessor's Parcel Number: 049-242-004
Application Number: MST2013-00132
Owner: Roland F & Helen L Dutton
Designer: Amy Von Protz

(Proposal to replace an existing Juliette balcony with a new 116 square foot second-story deck on an existing 3,115 square foot two-story single-family residence, including an attached two-car garage, located on an 11,325 square foot lot. No other alterations proposed.)

(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 Municipal Code.

- 1) The Board is supportive of the second story deck located only 10 feet from the interior property line, rather than the 15-foot Single Family Residential Design Guideline, and appreciates that the applicant has discussed the proposal and received support from the adjacent neighbors.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by Jim Zimmerman and Lisa James.

**** MEETING ADJOURNED AT 5:51 P.M. ****