



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 6, 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.
Members absent: None.
Staff present: Bedard, Limón, Riegle, and Rogers O'Reilly.

GENERAL BUSINESS:

A. Public Comment.

No public comment.

B. Approval of the minutes.

Motion: Approval of the minutes of the Single Family Design Board meeting of April 22, 2013, as submitted.
Action: Sweeney/Bernstein, 7/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar for April 29, 2013. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.
Action: James/Zimmerman, 7/0/0.

Motion: Ratify the Consent Calendar for May 6, 2013. The Consent Calendar was reviewed by Jim Zimmerman (Items A, B, D & E), Fred Sweeney (C & F) and Jaime Pierce.

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

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

1. Mr. Miller reported that he spoke to City Council in favor of stipends for the City's Advisory Groups.
2. Mr. Limón announced that the Recruitment period for the two SFDB vacancies has been extended for two weeks. Existing members who wish to re-apply should do so within the recruitment period, and should remember to attend their interview.
3. Mr. Limón announced that there will be an Ethics Training for Advisory Group members this Wednesday, May 8, 2013 at 4 p.m. The training is also available online.

E. Subcommittee Reports.

No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)

*****2:00 p.m. – Organized Site Visit to 2430 Calle Almonte*****

1. 2430 CALLE ALMONTE

E-1 Zone

(3:10) Assessor's Parcel Number: 041-412-012
 Application Number: MST2013-00020
 Owner: Farzeen & Venus Nasri
 Designer: Eric Swenumson

(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). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Third concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on April 22, 2013.)

Actual time: 3:11 p.m.

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

Public comment opened at 3:15 p.m.

- 1) James Johnson (submitted letter), support; provided Neighborhood Preservation Findings.
- 2) Steve Jordan, opposition; stated he appreciated the placement of story poles and has found the proposed addition to be less imposing than initially thought, however expressed remaining concerns regarding lighting and privacy.

A letter of expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 3:20 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) A majority of the Board found the proposed location of the second story addition to be acceptable provided the following:
 - a. Eliminate the second-story deck.
 - b. Study the position and number of windows in the corner bathroom, in order to mitigate the effect of the light on the neighbors.
 - c. Provide a landscape plan.
 - d. Reduce the size of the second-story addition; suggestion to eliminating the “pop-out” at the second level of the front elevation.
 - e. Study the front elevation.

Action: Bernstein/Miller, 5/2/0. Motion carried by a roll call vote. (Sweeney and Pierce opposed)

SFDB-CONCEPT REVIEW (CONT.)

2. 527 LA MARINA DR

E-3 Zone

(3:40) 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).)

(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 April 22, 2013.)

Actual time: 3:46 p.m.

Present: Paul Rubel, Owner.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study reducing the size of the roof deck, suggestions included the deck being reduced to the roof ridgeline of the living room/bedrooms.
- 2) Study the windows, location, size, and configuration, on the north elevation to make them more balanced.
- 3) Consider using the west elevation window in the north elevation as well.
- 4) Study the pitch of the entry roof element.
- 5) Provide a color and materials board.
- 6) Provide compliance with Tier 3 Storm Water Management Program (SWMP).

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

THE BOARD RECESSED FROM 4:11 to 4:14**FINAL REVIEW****3. 1047 ARBOLADO RD****E-1 Zone**

(4:05) Assessor's Parcel Number: 019-241-011
Application Number: MST2012-00345
Owner: Hodson Family Trust
Designer: Douglas Reed
Arborist: Tender Loving Care Trees

(Proposal for a new 366 square foot two-story addition and a 146 square foot basement addition to an existing 1,424 square foot two-story residence and a detached 477 square foot two-car garage. The proposal includes minor facade alterations, a new exterior spiral stair case, and 100 cubic yards of grading. The existing oak tree and site walls will remain. The proposed total of 2,047 square feet, includes a basement reduction, and is 52% of the maximum required floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on December 17, 2012.)

Actual time: 4:14 p.m.

Present: Douglas Reed, Designer.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

Motion: Final Approval with Conditions:

- 1) Add one additional 24 inch box Palo Verde tree, with the location as suggested, with the intent to screen the exterior staircase from the public view.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1164 CRESTLINE DR****E-1 Zone**

(4:35) Assessor's Parcel Number: 049-181-010
Application Number: MST2013-00139
Owner: Theodore M Dolas
Designer: Don Swann

(Proposal to construct a new 688 square foot second-story addition to an existing 2,148 square foot two-story single family residence with an attached two-car garage, located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second level deck, a new in-ground pool and replacing the existing ground level patio with a new on grade patio. The proposed total of 2,831 square feet is 65% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

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

Actual time: 4:45 p.m.

Present: Don Swann, Designer.

Public comment opened at 4:56 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the proposed location for steps to access the pool equipment and the location of the pool cover in terms of aesthetics and exposure to the immediate neighbor.
- 2) Study reducing the overall size of the second story addition; suggestions include reducing the dimension in the north-south direction of the master bedroom, and reduce the square footage of the study.
- 3) Study the position and size of the northerly balcony off of the master bedroom. Consider reducing in size and moving it further to the south.
- 4) Study the fireplace chimney.
- 5) The Board is generally in favor of the architectural style. The design is compatible with the neighborhood.
- 6) The Board suggests a beige or tan color pallet, so the structure will be less prominent from the ridgeline.
- 7) Provide a colors and material board, and exterior lighting details (fixtures and locations).
- 8) Provide a landscape plan and compliance with Tier 2 Storm Water Management Program (SWMP).

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

CONSENT CALENDAR (11:00 A.M.)**REVIEW AFTER FINAL****A. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026
Application Number: MST2012-00474
Owner: Donald & Mary Parrett
Designer: Amy Von Protz
Contractor: New Haven Builders

(Proposal for exterior alterations and a minor interior remodel to an existing two-story single-family residence, located on a 8,634 square foot lot in the Hillside Design District. Exterior alterations include a new roof element over an existing second-level deck, replacement of exterior siding materials, window and door alterations, and alterations to existing exterior stairs.)

(Review After Final for proposed window and door alterations on the south elevation and a change to the beam details at the covered deck.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced.

FINAL REVIEW**B. 1101 E COTA ST****R-2 Zone**

Assessor's Parcel Number: 031-190-033
Application Number: MST2013-00130
Owner: Purple Rooster Holdings LLC
Designer: Ubaldo Diaz
Contractor: Michael Szymanski

(Proposal for an exterior remodel to an existing 1,897 square foot single family residence, with an attached one-car carport, located on a 4,792 square foot lot. The proposal includes replacing all wood siding with stucco, re-stucco the lower level, demolish and replace the existing 120 square foot upper level deck in like size and materials, replace all windows with new vinyl windows in the same opening, and reroof the existing residence. The proposal will address violations identified in ZIR2012-00312, to include reducing hedge heights within proximity to the driveway, the removal and relocation of some site fencing, and removal of an 'as-built' window on the west elevation.)

(Final Approval is requested. Project Design Approval was granted on April 29, 2013.)

Final Approval with conditions:

- 1) Colors and materials approved with condition for stucco to be smooth stucco.

The ten-day appeal period was announced.

REFERRED BY FULL BOARD**C. 856 FERRELO PL****E-1 Zone**

Assessor's Parcel Number: 029-330-011
Application Number: MST2012-00397
Owner: Nan Zhou
Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and 'as-built' patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

(Project requires compliance with Staff Hearing Officer Resolution No. 052-12. A Substantial Conformance Determination is required. Project Design and Final Approval requested.)

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 contingent upon obtaining a Substantial Conformance Determination by the Staff Hearing Officer.

The ten-day appeal period was announced.

CONTINUED ITEM**D. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00449
Owner: Allison Armour
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30-foot by 15-foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) was recently approved for alterations to the existing residence.)

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

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 conditions:

- 1) Replace the "Aloe" with Ceanothus cultivar, with quantities on-center per selection.
- 2) Maximum height of existing wall to remain is 6 to 12 inches to top of slope grade.

The ten-day appeal period was announced.

NEW ITEM**E. 427 CALLE LAS CALERAS****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-021-021
Application Number: MST2013-00159
Owner: Bollag Family Trust
Applicant: Gayle Garcia
Contractor: Warren Genesis Pools, Inc.

(Proposal for 112 cubic yards of export to construct a new in-ground pool, located on a one-acre parcel in the Hillside Design District, currently developed with an existing two-story single family residence. The proposal includes a new five-foot tall chain-link and wrought-iron pool fencing and gate, and associated pool equipment. The proposal will address violations identified in ZIR2004-00471.)

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

Continued one week to Consent with comments:

- 1) Provide additional site photographs: a) from the street to the existing residence, b) the area of where the proposed pool equipment will be (flag the location of the equipment), c) from the interior property line looking towards the location of the proposed pool.
- 2) Provide noise specifications of pool equipment.
- 3) Provide specification of erosion control ground cover around pool.
- 4) Label all existing hardscape.
- 5) Comply with Tier 3 Storm Water Management Program or reduce the size of the pool to not exceed 500 square feet.

NEW ITEM**F. 1708 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-152-026
Application Number: MST2013-00163
Owner: Neil Craffey

(Proposal to construct a new 81 square foot one-story addition to an existing 1,220 square foot one-story single-family residence with an existing detached one-car garage, located on a 5,000 square foot lot in the Hillside Design District. The proposal also includes a new covered entrance, replacement of all windows, window and door alterations on the south elevation, structural alterations to the existing garage to include reducing the height of the roof, reducing the height and area of the existing deck and replacement of guardrails for the existing deck above the garage, and the proposal to remove two existing trees in the remaining front yard. The proposal will address violations identified in ZIR2002-00750 which includes removing the 'as-built' shed in the rear yard. The proposed total of 1,553 square feet is 64% of the guideline floor-to-lot area ratio (FAR).)

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

Continued indefinitely to Consent with comments:

- 1) Revise south elevation and correct the window heights and proportions.
- 2) Provide additional construction details of the proposed canopy covering in relation to existing roof, including sections and details of roof plan.
- 3) Show proposed gate details.
- 4) Verify the proposed copper railing segments for the deck above the garage.
- 5) Provide additional site landscape information – specifically in the area of the existing two trees to be removed.

Items on Consent Calendar were reviewed by Jim Zimmerman and Jaime Pierce, except for Items C & F, which were reviewed by Fred Sweeney and Jaime Pierce.

**** MEETING ADJOURNED AT 5:21 P.M. ****