



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, June 3, 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](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 3:00 p.m. by Vice-Chair Sweeney.

**ATTENDANCE:**

- Members present: Sweeney, Bernstein, Miller, James, Pierce, and Zimmerman at (at 3:48).
- Members absent: Woolery.
- Staff present: Bedard, Burbank, 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 **May 20, 2013**, as submitted.
- Action: Bernstein/James, 5/0/0. (Woolery and Zimmerman absent.)

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **Tuesday, May 28, 2013**. The Consent Calendar was reviewed by Fred Sweeney and Lisa James.

Action: Miller/Pierce, 5/0/0. Motion carried. (Woolery and Zimmerman absent.)

Motion: Ratify the Consent Calendar of **June 3, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Denise Woolery.

Action: James/Bernstein, 5/0/0. Motion carried. (Woolery and Zimmerman absent.)

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

- a. Ms. Bedard announced that Vice-Chair Sweeney will be stepping down from Item #3, 2521 Anacapa St. Board Member Miller volunteered to chair that item.

## E. Subcommittee Reports.

No subcommittee reports.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****1. 1222 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 045-214-021

Application Number: MST2013-00207

Owner: Janice &amp; Robert Kopf Trust

Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 400 square foot garage and construction of a new 1,949 square foot, two-story, single-family residence with an attached 499 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,448 square feet. The project is 85% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction of the garage floor area. The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

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

Actual time: 3:07 p.m.

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

Present: Jim Zimmerman, Architect.

Public comment opened at 3:24 p.m.

- 1) Kathy Corey, 1224 Shoreline, expressed concerns regarding privacy and loss of morning sunlight.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 3:29 p.m.

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

- 1) Erect a standard level of vertical and horizontal story poles.
- 2) The Board requested an organized Board site visit to view story poles.
- 3) Study alternative window options for the master bedroom and master bathroom.
- 4) Provide a site landscape plan.
- 5) The Board finds that the style of the architecture is acceptable.

Action: Pierce/Miller, 4/1/0. Motion carried. (Bernstein opposed, Zimmerman stepped down, Woolery absent).

**SFDB-CONCEPT REVIEW (CONT.)****2. 2230 CLIFF DR****E-3 Zone**

**(3:40)** Assessor's Parcel Number: 041-252-071  
 Application Number: MST2013-00162  
 Owner: Jory Teri & Seth Geiger  
 Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,066 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,515 square feet is 99% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(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 May 20, 2013.)**

Actual time: 3:48 p.m.

Present: Doug Keep, Architect.

Public comment opened at 3:55 p.m.

1) Robert Pietch, 405 Fellowship Rd., expressed concerns regarding the property's open space.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 3:59 p.m.

Straw vote: How many Board members are in favor of requiring a standard level of story poles? 3/2/0 (passed).

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

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility and quality of architecture and materials.
- 2) The Board appreciates the reduction in square footage, and the change in roofing materials.
- 3) Erect a standard level of vertical and horizontal story poles.
- 4) The Board will conduct an independent site visit to view story poles.
- 5) The Board feels that due to the constraints of the lot, the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 2521 ANACAPA ST****E-1 Zone**

**(4:00)** Assessor's Parcel Number: 025-032-016  
Application Number: MST2012-00329  
Owner: David M Gladstone  
Architect: Travis Colburn

(Proposal to construct a new 230 square foot second-story addition and interior remodel to an existing 535 square foot, detached, one-story accessory building and two-car garage. The 7,500 square foot parcel is currently developed with an existing 1,340 square foot, one-story, single-family residence, and a detached 338 square foot, two-car, garage with an existing 197 square foot accessory building. The proposal will result in a new 500 square foot, two-story, accessory building, with an attached 262 square foot one-car garage, and one new uncovered parking space. The proposed total of 2,105 square feet is 69% of the required 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.)**

Actual time: 4:13 p.m.

Present: Travis Colburn, Architect; and David Gladstone, Owner.

Public comment opened at 4:34 p.m.

- 1) Joe Howell, 2525 Anacapa St., expressed concerns regarding privacy, outdoor staircase, orientation of the roof, and requested a landscape plan.

A letter from Ahmad Vahedian, 20 E. Constance, expressing concerns over neighborhood compatibility, potential privacy impacts, potential use of second story above garage, and preservation of private views was acknowledged.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 4:28 p.m.

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

- 1) Eliminate the exterior staircase.
- 2) Study providing a smaller trellis and adding a new tree.
- 3) Erect a standard level of vertical and horizontal story poles.
- 4) The Board requested an organized Board site visit to view story poles.
- 5) The Board finds the overall style acceptable, and may be supportive of a second-story addition, however suggests a study of the configuration of the roof; a suggestion included the use of a hip roof instead of a gable roof.
- 6) Provide window and glass material details.

Action: Bernstein/James, 5/0/0. Motion carried. (Sweeney stepped down, Woolery absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1576 LA VISTA DEL OCEANO DR****E-1 Zone**

**(4:30)** Assessor's Parcel Number: 035-180-058  
Application Number: MST1999-01043  
Owner: Alfred Asman  
Architect: Chris Manson-Hing

(This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.)

**(Concept review of the revised project. Action may be taken if sufficient information is provided.)**

Actual time: 4:56 p.m.

Present: Chris Manson-Hing, Architect; and Edward Tebo, Owner.

Public comment opened at 5:10 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

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

- 1) Study the rendering technique and show us how the windows will look in relation to the rest of the building.
- 2) The Board appreciates the reduction in the FAR and the way the project is integrated with the topography.
- 3) The Board appreciates the reduced height and exposed face of the retaining wall.
- 4) Provide plate height dimensions.
- 5) Provide color and materials board.
- 6) Provide cut sheets of the proposed windows.

Action: James/Miller, 5/0/0. Motion carried. (Woolery absent).

**PROJECT DESIGN REVIEW****5. 16 RUBIO RD****E-1 Zone**

**(5:00)** Assessor's Parcel Number: 029-342-003  
Application Number: MST2013-00079  
Architect: Tom Ochsner  
Owner: Jim Knecht

(Proposal for a remodel, conversion and additions to existing under-story storage space into habitable space to an existing, 2,022 square foot, single-family residence with an attached two-car garage. The proposal results in an 18 square foot first level addition and a new 252 square foot habitable basement. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposal total of 2,292 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.)

**(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 025-13. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval. The project was last reviewed at SFDB on March 11, 2013.)**

Actual time: 5:24 p.m.

Present: Ray James, Architect.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

**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 Consent for final Storm Water Management Program details.**

- 1) The Board had positive comments regarding the project's neighborhood compatibility.
- 2) The Board appreciates that the applicant incorporated the Boards' suggested changes.
- 3) The landscape plan is acceptable.
- 4) Provide compliance with Tier 2 Storm Water Management Program (SWMP).

Action: Bernstein/James, 6/0/0. Motion carried. (Woolery absent).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****6. 254 SAN JULIAN****E-3/SD-3 Zone**

**(5:20)** Assessor's Parcel Number: 045-144-023  
Application Number: MST2013-00089  
Owner: Frank Jerauld Ditirro  
Designer: Jason Grant

(Proposal to construct a new 606 square foot, second story addition, and 443 square feet of first floor additions, to an existing one-story, 1,376 square foot, single-family residence, including an existing attached 370 square foot two-car garage. The proposal includes an interior and façade remodel, a 39 square feet entry porch addition and a new 140 square foot deck. The proposed total of 2,425 square feet, located on a 6,776 square foot lot within the non-appealable jurisdiction of the Coastal Zone, is 84% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 028-13. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval. The project was last reviewed at SFDB on March 25, 2013.)**

Actual time: 5:32 p.m.

Present: Jason Grant, Designer.

Public comment opened at 5:38 p.m.

1) Sarah Craig, 261 San Julian, had questions for the applicant regarding scheduling.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 5:40 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 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) Provide final details, and sample of windows, pavers and roofing materials.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1123 MANITOU RD****R-1 Zone**

**(5:45)** Assessor's Parcel Number: 041-010-035  
Application Number: MST2013-00197  
Owner: Brad Vernon  
Designer: Jason Grant

(Proposal to construct a new 2,331 square foot, two-story, single family residence and an attached 485 square foot two-car garage, located on an existing 28,750 square foot vacant lot in the Hillside Design District. The proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

**(Comments only; project requires environmental assessment and compliance with Planning Commission Resolution No. 054-01.)**

Actual time: 5:48 p.m.

Present: Jason Grant, Designer.

Public comment opened at 5:54 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

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

- 1) The Board appreciates the design and finds it appropriate to the site.
- 2) The colors are acceptable.
- 3) Study location of the front pedestrian walkway. Consider placing it adjacent to the driveway.
- 4) Provide a landscape plan.
- 5) Show plans and provide details for the rear property and rear patio area.
- 6) Study entrance façade. Consider some kind of cover.
- 7) Note: the garage will not be made out of glass.

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



**CONSENT CALENDAR (11:00 A.M.)**

Items on Consent Calendar were reviewed by Jim Zimmerman and Denise Woolery.

**FINAL REVIEW****A. 1526 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-008  
Application Number: MST2013-00160  
Owner: Robert Denton Willis Trust  
Contractor: Weeks Construction  
Applicant: Zary Weeks  
Architect: Robert Blossom

(Proposal for exterior alterations to an existing, two-story, single-family residence, located on a 17,424 square foot lot in the Hillside Design District. Alterations include revising the roof eave and the removal of a brick column element at the front entry on the east elevation, new exterior colors, replace the pergola/trellis, and replace/relocate the existing 132 square foot second-level deck on the west elevation to match the existing.)

**(Final Approval is requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted on Sheet A-4.1 with conditions:**

- 1) Recess the roof on the east elevation between 6 and 12 inches from the beam, and detail the beam with a curve cut.

**FINAL REVIEW****B. 1714 ANACAPA ST (LOT 2)****R-2 Zone**

Assessor's Parcel Number: 027-111-014  
Application Number: MST2013-00045  
Owner: 1712 Anacapa Street, LLC (Ca)  
Applicant: Jarrett Gorin  
Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval with the condition to indicate the rain garden on the site and landscape plan per Tier 2 Storm Water Management Program requirement.**

- 1) Note – the driveway retention system details are acceptable.

**FINAL REVIEW****C. 1716 ANACAPA ST (LOT 3)****R-2 Zone**

Assessor's Parcel Number: 027-111-014  
Application Number: MST2013-00046  
Owner: 1712 Anacapa Street, LLC (Ca)  
Applicant: Jarrett Gorin  
Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story, 3,060 square foot, single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as noted on Sheet A-2.1 with conditions:**

- 1) Indicate the rain garden on the site and landscape plan per Tier 2 Storm Water Management Program requirement.
- 2) Revise bracket detail as noted on Sheet A-2.1

**FINAL REVIEW****D. 104 ONTARE HILLS LN****A-1 Zone**

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 five- and eight-foot tall wood fence, 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).)

**(Final Approval is requested. Project Design Approval was granted on April 8, 2013. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as submitted.**

**NEW ITEM****E. 1191 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-025  
Application Number: MST2013-00202  
Owner: Frederick Newton Davis III Living Trust  
Architect: Lazaros Papademetropoulos

(Proposal to construct a total of 268 square feet of one-story additions to add a new half bath and a new master closet to an existing, one-story, 3,195 square foot single-family residence. The property is also developed with an existing 1,478 square foot guest house. The total onsite development of 4,941 square feet, located on a 1.1 acre lot in the Hillside Design District, is 98% of the guideline floor-to-lot area ratio.)

**(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.**

**NEW ITEM****F. 1640 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-192-010  
Application Number: MST2013-00218  
Owner: Moore Family Trust  
Engineer: Mike Gones

(Proposal for site alterations to include widening and straightening of the driveway, the replacement of the existing shared asphalt driveway with the adjacent neighbor at 1630 Overlook Lane, with new asphalt. The proposal includes a new planter and a new 55 linear foot retaining wall varying from 2- to 6-feet in height, and new concrete paving for a new uncovered parking space. The proposal includes a Public Works encroachment permit for work located within the public right-of-way.)

**(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 condition to update the Tier 3 Storm Water Management Program detail to be 2 feet 6 inches deep, as noted on Sheet C.4.**

**NEW ITEM****G. 1517 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-007  
Application Number: MST2013-00219  
Owner: Leatherman Family Trust  
Applicant: Amy Von Protz

(Proposal to expand an existing 95 square foot, second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot, second-story deck is located at the rear of the existing 1,588 square foot, two-story, single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone.)

**(Comments only; project requires environmental assessment.)**

**Continued indefinitely to consent with comments:**

- 1) Provide letters of support from both adjacent neighbors (1509 & 1521 Shoreline).
- 2) The Board finds the exterior stairs to be acceptable aesthetically, provided the stairs are revised to be a maximum 42-inch diameter in width.

**\*\* MEETING ADJOURNED AT 6:10 P.M. \*\***