



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 23, 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 (PRESENT)
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
GABRIELE COOK, Interim 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 *Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:01 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein (at 3:33 p.m.), Miller, James, and Pierce.
Members absent: Zimmerman.
Staff present: Bedard, Limón, Brooke, Rogers O'Reilly, and Cook.

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 September 9, 2013, as submitted.

Action: Sweeney/James 4/0/1. Motion carried. (Woolery abstained, Bernstein/Zimmerman absent.)

Consent Calendars:

- Motion: Ratify the Consent Calendar of September 23, 2013. The Consent Calendar was reviewed by Miller/James.
- Action: Miller/James, 5/0/0. Motion carried. (Zimmerman/Bernstein absent.)

- C. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- a. Ms. Bedard made the following announcements:
 - a) The next regular Full Board meeting of October 7, 2013, has been cancelled due to lack of quorum. A special Full Board meeting will be held on Tuesday, October 15, 2013, at 3:00 p.m. All regular scheduled Consent review hearings will proceed.
 - b) Board member Zimmerman will be absent from the meeting.
 - b. Board member Sweeney announced that he was approached and had a meeting with an applicant on a project previously heard by the SFDB and will debrief the Board when that project returns to the Board.
 - c. Sweeney spoke on behalf of himself as a member of the SFDB in support of ZIRs at the PC meeting on 9/19/2013.
- D. Subcommittee Reports.
- No subcommittee reports.

DISCUSSION/ACTION ITEM**1. MUNICIPAL CODE AMENDMENTS RELATED TO FENCES, SCREENS, WALLS AND HEDGES (SBMC §28.87.170)**

- (3:10)** Staff: Renee Brooke, AICP, Senior Planner, Community Development Department
(Presentation and discussion of Santa Barbara Municipal Code §28.87.170, with direction to staff regarding proposed amendments.)

Actual time: 3:06 p.m.

Public comment opened at 3:26 p.m.

- 1) Krista Pleiser, Government Affairs Director for SB Association of Realtors, supports plans as proposed by staff, especially regarding backyards and the triangle of safety.
- 2) Diane Powell, expressed concerns regarding raising the hedge height limit to 12 feet. Supports current limits and enforcement of ordinance.
- 3) Richard Powell, expressed concerns regarding raising the hedge limits to 12 feet. Directly affected neighbors should determine hedge heights and if there is a disagreement, the party bringing forth the complaint should pay a fee to offset the enforcement fee.
- 4) Kurt Huffman, expressed concerns regarding raising the hedge height limit to 12 feet. Supports the current limits and enforcement of ordinance.
- 5) Bruce Venturelli, expressed concerns regarding raising the height limit to 12 feet. Supports the current limits/ordinance.
- 6) Pamela Stafford, expressed concerns regarding raising the hedge height limit to 12 feet. Supports the current limits and enforcement of ordinance.
- 7) Michael Dean, expressed concerns regarding raising the height limit to 12 feet. Hedges are different than walls and fences and should be looked at differently. There needs to be an appeal process and some degree of flexibility in the ordinance.
- 8) Lynda Courtney, expressed concerns regarding raising the hedge height limit to 12 feet. Supports the current limits and enforcement of ordinance.

Letters of expressed concerns from Kurt and Pamela Huffman, Bruce Venturelli, and Maggie Moss-Tucker were acknowledged.

Public comment closed at 3:44 p.m.

Presentation and discussion held.

PROJECT DESIGN REVIEW

2. 2230 CLIFF DR

E-3 Zone

(4:10)

Assessor's Parcel Number: 041-252-071

Application Number: MST2013-00162

Owner: Teri Jory & Seth Geiger

Architect: Douglas Keep

(Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,021 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 2,470 square feet is 97% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-13. The project was last reviewed by SFDB on August 12, 2013.)

Actual time: 4:41 p.m.

Present: Douglas Keep, Architect; and Seth Geiger, Owner.

Public comment opened at 4:45 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 Consent for final approval.

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping. The Board is supportive of the colors and materials, the reduction in square footage, the building height, and the site landscaping.
- 2) Provide all final details and compliance with Tier 2 Storm Water Management Program (SWMP).

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

SFDB-CONCEPT REVIEW (CONT.)**3. 828 SUMMIT RD****A-2 Zone**

(4:30) Assessor's Parcel Number: 015-172-023
 Application Number: MST2013-00252
 Owner: Maricel Hines
 Architect: Jose Luis Esparza

(Proposal for a façade remodel, construction of a new, 1,472 square foot, one-story addition, and a new, 130 square foot, two-story addition to an existing 1,388 square foot, two-story, single-family residence with an attached, 552 square foot, two-car garage, located on a 40,510 square foot lot in the Hillside Design District. The proposal includes a new 340 square foot one-story accessory building, a new, 133 square foot second-level deck, and demolition of 141 square feet of the existing 611 square foot main-level deck. A total of 387 cubic yards of site grading is proposed. The proposed total of 3,916 square feet is 80% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2013-00164 and ZIR2013-00083.)

(Fourth 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. The project was last reviewed on July 29, 2013.)

Actual time: 4:55 p.m.

Present: Karen Philips, Owner; Jose Luis Esparza, Architect; and Bill Mellet, Landscape Architect.

Public comment opened at 5:16 p.m. and re-opened at 5:50 p.m.

- 1) Daniel Cerf, neighbor, with expressed concerns regarding landscaping and drainage.
- 2) Eric Erickson, neighbor, with expressed concerns regarding landscaping to address the bulk of visible building and drainage.
- 3) Anne Sprecher, neighbor, with expressed concerns regarding the need for story poles for oak heights, and requested the applicant plant the 4 oak trees before construction begins.

Public comment closed at 5:23 p.m. and reclosed at 5:50 p.m.

Motion: Continued indefinitely to Full Board with conditions:

- 1) Study reducing the height of the tower element; suggestion was made to reduce the height to match the house eave.
- 2) Study the south elevation railing material in front of the garage to match the other proposed railing.
- 3) Study the front stairway of the detached accessory structure to verify whether railings are required.
- 4) The landscape plan shall include a minimum 48-60-inch box Oak trees. Suggestion was made to consider adding the trees to the model.
- 5) The Board is supportive of the location of the detached accessory structure, contingent upon completion of the environmental review; a revised arborist report is required for the revised location.
- 6) Eliminate the parking space adjacent to the detached accessory structure.
- 7) Study the connection between the front entry area and the master bedroom deck area.
- 8) Study the arc of the flagstone lawn area.

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

CONCEPT REVIEW - NEW ITEM**4. 836 MIRAMONTE DR****A-1 Zone**

(5:00) Assessor's Parcel Number: 035-050-043
Application Number: MST2013-00376
Owner: Dreier Family Trust
Architect: Pacific Architects

(Proposal for alterations to an existing, 4,505 square foot, two-story, single-family residence with an attached, two-car garage. The proposal includes the replacement of all exterior windows and doors, replacement of the existing roof with two-piece Mission tile, minor roof and deck alterations, and removal of existing trellises. Site alterations include the construction of a new entry gate and pilasters, replacement of an existing retaining wall, a new concrete stairs at grade, a new outdoor fireplace and barbeque, and a new trash enclosure. No new floor area is proposed. The proposal will address violations identified in ZIR2013-00152.)

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

Actual time: 6:02 p.m.

Present: Bill Wolff, Architect

Public comment opened at 6:14 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury regarding was acknowledged.

Public comment closed at 6:14 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 consistency and appearance, neighborhood compatibility, and good neighbor guidelines.
- 2) The colors are acceptable.
- 3) Study color of the front gate, with the suggestion to make it similar to the trim color of the house as shown on the color board.
- 4) The Board recognizes the corrections for the interior zoning violations.
- 5) Provide all final details and compliance with Tier 2 Storm Water Management Program (SWMP).

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

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Brian Miller and Lisa James.

REFERRED BY FULL BOARD**A. 1291 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-037
Application Number: MST2013-00357
Owner: Allison Armour-Wilson
Engineer: Pool Engineering Inc.
Applicant: Myles Steimle

(Proposal to construct a new in-ground pool and spa to total 585 square feet in area located on a 3.04 acre lot in the Hillside Design District. The proposal includes a new, 5-foot tall, black, vinyl-coated, chain-link security perimeter fence and gate, new pool equipment, and approximately 50 cubic yards of grading. There is an active building permit (BLD2012-00857) to construct a new single-family residence, detached garage, detached accessory structure, and barn.)

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

Continued indefinitely with the following comments:

- 1) The pool application and details are acceptable.
- 2) The landscape plan is not sufficient as the area of the proposed lawn is too excessive and does not comply with the City Landscape Compliance Requirements. Carry forward item numbers 3 and 5 from the September 9, 2013, Full Board motion.
- 3) Provide a partial site landscape plan, to include the area around the house and pool, to delineate and specify the materials for all areas of hardscape and landscaping; reduce the area of lawn and other "high-water use" plantings to clearly indicate that it will not exceed 20% of the total landscape area.

NEW ITEM**B. 4132 HIDDEN OAKS RD****PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-006
Application Number: MST2013-00384
Owner: Garrett Reynolds
Engineer: Pool Engineering Inc.
Applicant: Myles Steimle

(Proposal for a new in-ground 30' x 15' pool with an attached 7' x 7' spa and 450 square feet of new decking around the proposed pool and spa. The existing 29,000 square foot lot is located within the Hillside Design District and developed with an existing single-family residence. The proposal includes 80 cubic yards of excavation and will retain all existing trees.)

(Comments only; project requires environmental assessment and Planning Commission review for amendments to the conditions of the Planning Commission Resolution No. 027-85.)

Postponed indefinitely at the property owner's request.

NEW ITEM**C. 508 N ONTARE RD****E-2/SD-2 Zone**

Assessor's Parcel Number: 053-142-018
Application Number: MST2013-00223
Owner: Coleman Family Trust
Engineer: Gary Frolenko
Applicant: Andy Roteman

(Proposal to remove an 'as-built' 87 linear foot 8'8" tall unreinforced allan block retaining wall and construct a new 78 linear foot reinforced, allan-block retaining wall, ranging from 4'8" to a maximum height of 6'0". The proposal includes a total of 124 cubic yards of cut and fill grading. The proposal will address violations identified in ENF2012-00908.)

(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.

Items on Consent Calendar were reviewed by Brian Miller and Lisa James.

**** MEETING ADJOURNED AT 6:22 P.M. ****