



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 18, 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
 GABRIELE COOK, 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/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:08 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Sweeney, Miller, James, and Pierce.
Members absent: Bernstein, Woolery, and Zimmerman.
Staff present: Bedard, Salinas, and Cook.

GENERAL BUSINESS:

A. Public Comment:

- 1) James Keller, 1645 La Vista del Oceano, expressed concerns regarding street light pollution and blocked views by the street lights at the estates at La Vista Del Oceano; and made a request to remove the street lights.
- 2) Jacqueline Page, expressed concerns about street light pollution and blocked views by the street lights at the estates at La Vista del Oceano, and made a request to remove the street lights.
- 3) James Ruh, 1643 La Vista del Oceano, expressed concerns regarding street lights at the estates at La Vista del Oceano, and made a request to remove the street lights.

Vice Chair Sweeney requests for Staff to respond to the public as to the appropriate body to address this issue.

Vice Chair Sweeney requested Staff to report back to the SFDB about street lights and what authority the SFDB has to comment on the design of current street lights adopted by the City when addressing a neighborhood condition.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 4, 2013**, as submitted.

Action: Peirce/Miller, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent.)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **November 11, 2013**. The Consent Calendar was reviewed by Zimmerman/Pierce.

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

Motion: Ratify the Consent Calendar of **November 18, 2013**. The Consent Calendar was reviewed by Sweeney/Peirce.

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

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

a. Ms. Bedard made the following announcements:

- a) Item #7, 2301 Chapala Street, was continued to the December 16, 2013 meeting, at the applicant's request.
- b) Board members Woolery, Bernstein, and Zimmerman will be absent from the meeting.
- c) 1222 Shoreline Drive is scheduled for Planning Commission review on December 5, 2013.
- d) Staff will bring a post tea fire discussion to the Board, on December 2 or 16, 2013, if time allows.
- e) Reminded the Board of the holiday closure from December 24, 2013 – January 1, 2014.
- f) The December 30, 2013, Consent and Full Board meetings have been cancelled as a result of the holiday closure.
- g) The first Full Board meeting of the new year will be Monday, January 13, 2014.

E. Subcommittee Reports.

No Subcommittee Reports.

REVIEW AFTER FINAL

1. 1701 LA VISTA DEL OCEANO DR

E-1 Zone

(3:10)

Assessor's Parcel Number: 035-480-058

Application Number: MST2005-00017

Owner: Vista Oceano La Mesa Venture, LLC

Agent: Brent Daniels

Architect: Zehren and Associates

Landscape Architect: Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications to allow the pool to encroach into the front setback, and to allow the height of fences, walls, and hedges to exceed the maximum allowed height of 3.5 feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

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

Actual time: 3:32 p.m.

Present: Erin Carroll, Landscape Architect;
and Jacqueline Page, 1054 Arbolado Rd., due diligence for Lot 1 at La Vista del Oceano.

Public comment opened at 3:42 p.m.

1) James Keller, neighbor, 1645 La Vista Del Oceano Dr, expressed support for the project.

A letter of expressed concerns from Paula Westbury was received.

Public comment closed at 3:43 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

- 1) The proposed modification of the pool and the walls is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) The Board supports the modification as submitted and finds that it will provide a positive aesthetic appearance to the neighborhood.

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

REVIEW AFTER FINAL

2. 2105 ANACAPA ST

E-1 Zone

(3:35)

Assessor's Parcel Number: 025-242-011

Application Number: MST2008-00311

Owner: Barbara E. Matthews Revocable Trust

Architect: Britt Jewett

Landscape Architect: Arcadia Studio

(A revised proposal to raise the finish floor level by 6-inches with commensurate increase in the ridge and plate heights for the construction of an approved single-family residence. The proposal includes Planning Commission review for a floor area modification to exceed 25-feet in height and 85% of the required floor-to-lot area ratio (FAR), and an increase to the roof height within the required setbacks. The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09).)

(Comments only; project requires Planning Commission review for requested zoning modifications.)

Actual time: 3:48 p.m.

Present: Britt Jewett, Architect.

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

A letter of expressed concerns from Paula Westbury was received.

Ms. Bedard announced that at the time the project was submitted and noticed, the project as designed required Planning Commission Review for a FAR modification. The project was revised after the final notice and agenda were processed to reduce the maximum height of the roof to comply with the maximum 25-foot height requirement, and therefore no longer necessitate the FAR modification. The application, if deemed acceptable by the Single Family Design Board will proceed to the Staff Hearing Officer for the requested zoning modification to increase the height of the roof within the setbacks.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.

Action: Peirce/Miller, 4/0/0. Motion carried. (Bernstein/Woolery/Zimmerman absent).

SFDB-CONCEPT REVIEW (CONT.)

3. 438 CONEJO RD

A-1 Zone

(4:00)

Assessor's Parcel Number: 019-061-013

Application Number: MST2013-00336

Owner: Luis Fernandez

Architect: Jose Luis Esparza

(Proposal to construct a three-story, 1,892 square foot, single-family residence and an attached 400 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of six (6) existing trees, new site walls and decks, 299 cubic yards of site grading, including 243 cubic yards of export. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,292 square feet, located on a 6,880 square foot parcel in The Hillside Design District, is 79% of the maximum floor-to-lot area ratio (FAR).)

(Second Concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on August 26, 2013.)

Actual time: 3:57 p.m.

Present: Jose Luis Esparza, Architect;
Bill Mellett, Landscape Architect;
and Luis Fernandez, Owner.

Public comment opened at 4:25 p.m.

1) Sieglinde Pukke, neighbor, 352 Conejo Rd, had questions regarding the FAR and retaining walls on the property line.

Letters of expressed concern from Brian and Laura Milburn, neighbors, 450 Conejo Rd., regarding neighborhood compatibility of a three story building, Sam Masooman, neighbor, 444 Conejo Rd., regarding outdoor lighting on the deck, and Paula Westbury were acknowledged.

Public comment closed at 4:28 p.m.

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

- 1) Study the front entry way, regarding the relationship between the driveway, the turnaround, and providing a more formal pedestrian entry way.
- 2) Ensure the car turnaround complies with the City standards.
- 3) Provide elevations for all site walls and fences.
- 4) Clarify the heights of all walls by clearly labeling the finished grades, and the tops and bottoms of all site walls.
- 5) Specify the locations of all site walls and perimeter fencing, and clearly specify locations and materials of all railings.
- 6) Study fence transition and turning options, including decorative elements (i.e. finials or other decorative elements).
- 7) Clarify the retaining wall in the back of the house (section B) and on the west property line (as seen on the east elevation).

- 8) The Board finds the third story may be supportable, however has requested that the applicant provide an analysis of the 20-closest lots to provide clarification of the one, two, and three-story homes in the immediate neighborhood, in order to verify neighborhood compatibility.
- 9) Reduce the height of the entry tower element to provide a more complimentary appearance with the adjacent roofs.
- 10) Study proportions and locations of the windows in the tower element.
- 11) Study the front window fenestrations and locations of the dividing lights on first and second floor.
- 12) Locate all exterior lighting, downspouts, scuppers, and other applicable roof drainage materials.
- 13) Label the finished grades on the sections and exterior elevations.
- 14) Indicate possible location of the vegetable garden
- 15) Provide renderings of the front elevation to include planting materials and shading.

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

****THE BOARD TOOK A BRIEF RECESS AT 5:10 P.M. AND RECONVENED AT 5:13 P.M.****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1676 FRANCESCHI RD

A-1 Zone

(4:30) Assessor's Parcel Number: 019-102-004
 Application Number: MST2013-00450
 Owner: B & B SB Trust
 Architect: Kirk Gradin

(Proposal to construct a new pool cabana, trellis, pool storage structure and mechanical areas located on a two acre parcel in the Hillside Design District. An application (MST2012-00493) was approved on October 21, 2013, to construct a new, 6,415 square foot, three-story, single-family residence. 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: 5:13 p.m.

Present: Kirk Gardin, Architect.

Public comment opened at 5:21 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was received.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent with comments:

- 1) The proposed modification of the pool storage, cabana, and trellis are aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) Clarification of material above the pool equipment room.
- 3) Study lowering the heights of the trellis and pool cabana.
- 4) Study a smaller "access" door, and recessing the door to the pool storage.

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

FINAL REVIEW**5. 860 JIMENO RD**

(5:00) Assessor's Parcel Number: 029-110-046
Application Number: MST2013-00007
Owner: Joseph A. Yob Living Trust
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,065 square foot addition to an existing two-story, 3,501 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, and 294 square foot covered porch. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total is 97% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval requested. The application includes the request to remove one oak tree. The project was granted Project Design Approval on June 17, 2013.)

Actual time: 5:35 p.m.

Present: Richele Mailand, Architect;
and Joseph Yob, Owner.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was received.

Motion: Final Approval with the comment that the Board understands and approves the removal of the dead oak tree.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**6. 11 VIA ALICIA****E-1 Zone**

(5:25) Assessor's Parcel Number: 015-311-003
Application Number: MST2013-00052
Owner: Peter Trent
Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new swimming pool and site walls. The proposal includes approximately 30 cubic yards of cut for the new pool. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. The project was last reviewed on February 11, 2013.)

Actual time: 5:51 p.m.

Present: Dawn Sherry, Architect.

Public comment opened at 5:59 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was received.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the material of the infinity pool wall.
- 2) Clarification of material of pool wall where the water goes over the edge.
- 3) Study reduction in the size of the pool.
- 4) Provide the planting material for the planter in front of the pool.
- 5) The Board is supportive of the design of the rear balconies.
- 6) Clarification of the wall heights around the pool.
- 7) Provide planting plan, including species, quantities, and sizes.

Action: Miller/Pierce, 2/1/1. Motion carried. (Sweeney opposed; James abstained; Bernstein/Woolery/Zimmerman absent).

THE FOLLOWING AGENDA ITEM HAS BEEN POSTPONED TO THE DECEMBER 16, 2013, HEARING.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 2301 CHAPALA ST

E-3 Zone

Assessor's Parcel Number: 025-113-013

Application Number: MST2013-00417

Owner: Scott Gerrard Kipp and Hsiu Hua Kipp

Architect: Tony Xiques

(Proposal for a 173 square foot upper-floor addition and a 561 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The proposed total of 2,432 square feet is 80% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

(Comments only; environmental assessment required.)

The project was postponed to the December 16, 2013, Full Board hearing.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Sweeney and Pierce.

REVIEW AFTER FINAL**A. 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.)

(Review After Final revision to remove SFDB condition of approval to remove plaster from the existing stone wall.)

Approval of the Review After Final with comment it is acceptable to allow the plaster to remain because the wall is not publicly visible.

REVIEW AFTER FINAL**B. 1220 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-214-020
Application Number: MST2012-00441
Owner: 1220 Shoreline Drive, LLC

(Proposal for a 447 square foot first-floor addition, a 331 square foot second-story addition, and exterior remodel to an existing 1,443 square foot one-story single family residence and attached two-car garage. The proposed total of 2,213 square feet on the 5,663 square foot lot, in the appealable jurisdiction of the Coastal Zone, is 85% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit (Resolution No. 011-10).)

(Review After Final to reduce the previously approved first floor addition by 142 square feet. The revised project requires a Substantial Conformance Determination.)

Approved as submitted of the Review After Final.

FINAL REVIEW**C. 1120 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-001
Application Number: MST2013-00225
Owner: Thomas Dean Craveiro
Agent: Morando Design

(Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,374 square feet is 85% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval requested.)

Final approval with conditions:

- 1) Indicate kitchen window to be double-hung.
- 2) Complete drawing on detail 1, Sheet A-6, including all notes and the corbel to be a wood corbel.
- 3) Include on final plans: the kitchen bay, eave knee brace, and the rear kitchen entry sections/details.

NEW ITEM**D. 711 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-101-007
Application Number: MST2013-00468
Owner: Floppy Trust
Designer: John Forbyn
Engineer: Kevin Vandervort

(Proposal to construct a 108 square foot one-story addition to an existing 1,345 square foot, one-story, single-family residence with an attached, 412 square foot, two-car garage. The proposal includes a 14 square foot garage addition, a new roof, remove and replace the driveway and patio, window and door alterations, and 145 cubic yards of grading. The project will address zoning violations identified in ZIR2011-00126 to include the removal of the "as-built" skylights and trellis, and over-height hedges. The proposed total of 1,879 square feet, located on a 13,503 square foot lot in the Hillside Design District, is 45% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Continued two weeks and referred to Full Board with comments:

- 1) Discuss the retention area within the public right-of-way with Public Work's staff as an encroachment permit may be required.
- 2) Provide additional photographs including a panoramic view of the street with both adjacent single family residences.
- 3) Provide additional elevation details.

**** MEETING ADJOURNED AT 6 :17 P.M. ****