



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 30, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- FRED SWEENEY, *Chair*
- BRIAN MILLER, *Vice-Chair*
- BERNI BERNSTEIN
- LISA JAMES
- JAIME PIERCE
- DENISE WOOLERY
- JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF:

- JAIME LIMÓN, Design Review Supervisor
- DAVID ENG, Planning Technician
- AMBER FLEMMINGS, 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 3:11 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Miller, Bernstein (4:09 p.m. to 7:23 p.m.), James, Pierce, Zimmerman, and Woolery.
Members absent: Sweeney.
Staff present: Eng, Limón, and Flemmings.

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 June 16, 2014, as submitted.

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

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **June 23, 2014**. The Consent Minutes were reviewed by Zimmerman.
- Action: Zimmerman/Woolery, 5/0/0. Motion carried. (Bernstein/Sweeney absent).
- Motion: Ratify the Consent Minutes of **June 30, 2014**. The Consent Minutes were reviewed by Zimmerman/Pierce.
- Action: Zimmerman/Pierce, 5/0/0. Motion carried. (Bernstein/Sweeney absent).

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

- a. Mr. Eng announced that Chair Sweeney will be absent from the meeting and Board member Bernstein will arrive after Item 1.
- b. Mr. Limon reported on the Tea Fire rebuild update. There will be a report presented to the Planning Commission next week with a follow-up to the Single Family Design Board.

E. Subcommittee Reports.

No Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 129 OLIVER RD****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 041-344-005
 Application Number: MST2013-00511
 Owner: Ronald & Anna H. Abeles Trust
 Architect: David Van Hoy

(Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper decks for a total of 482 square feet, and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval requested. Project was last reviewed on January 13, 2014.)

Actual time: 3:14 p.m.

Board member Bernstein stepped down.

Present: David Van Hoy, Architect; and Rob Maday, Landscape Architect.

Public comment opened at 3:41 p.m.

- 1) Donald Marolf and Crystal Martin, a neighbor to the north of the proposed project, submitted a letter with expressed concerns regarding the obtrusiveness of second-story addition and potential noise impacts due to the proximity of the proposed deck to their home office.

Public comment closed at 3:45 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide an alternate design for deck above the garage to meet the 15' Single Family Design Board distance guideline for upper level decks.
- 2) Consider an alternate treatment to the proposed glass railing.

Action: Zimmerman/Pierce, 5/0/0. Motion carried. (Bernstein/Sweeney absent).

PROJECT DESIGN REVIEW

2. 227 LA MARINA DR

E-3/SD-3 Zone

(3:45)

Assessor's Parcel Number: 045-161-013
Application Number: MST2014-00117
Owner: Brummett Family Trust
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Project Design Approval requested. Project must comply with Staff Hearing Officer Resolution 034-14. Project was last reviewed on April 7, 2014.)

Actual time: 4:09 p.m.

Present: Robert Foley, Architect; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:17 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 the Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

Action: James/Pierce, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 2301 CHAPALA ST****E-3 Zone**

(4:10) Assessor's Parcel Number: 025-113-013
Application Number: MST2013-00417
Owner: Scott Gerrard Kipp & Hsiu Hua Kipp
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the required 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.)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Resolution No. 020-14. Project was last reviewed on February 14, 2014.)

Actual time: 4:21 p.m.

Present: Tony Xiques, Designer; Grace Kipp, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:28 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 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.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1427 SHORELINE DR****E-3/SD-3 Zone**

(4:40) Assessor's Parcel Number: 045-185-003
Application Number: MST2014-00136
Owner: Malcolm Family Trust
Architect: Winick Architects

(Proposal for a major facade remodel and 1,096 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car carport. The proposal includes conversion of the existing two-car garage into living area, construction of a new, 458 square foot, two-car carport, 148 square foot storage room, a total of 1,096 square foot of second-story decks, interior remodel work, and additional site work. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 2,854 square feet on a 12,012 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR). This project requires Planning Commission review for a Coastal Development Permit.)

(Second Concept Review. Comments only; project requires Planning Commission review for a Coastal Development Permit. Project was last reviewed on April 7, 2014.)

Actual time: 4:36 p.m.

Present: Barry Winick, Architect; Bill Mellett, Landscape Architect; and Gustavo Zinkewich, Architect.

Public comment opened at 5:24 p.m.

1) Sam Chesluk, a neighbor east of the proposed project, spoke in support of the design.

Public comment closed at 5:26 p.m.

Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:

- 1) The majority of the Board members are in favor of the project as presented.
- 2) The majority of the Board members had positive comments regarding the project's consistency and appearance.
- 3) The majority of the Board members find that the proposed project flows beautifully with the neighboring homes.
- 4) The size of the project is acceptable; therefore, the majority of the Board members can support the project.

Action: Woolery/Pierce, 5/1/0. Motion carried. (Bernstein opposed, Sweeney absent).

PROJECT DESIGN REVIEW**5. 1314 FERRELO RD****E-1 Zone**

(5:15) Assessor's Parcel Number: 029-283-006
Application Number: MST2014-00197
Owner: Scott & Ro Black
Architect: Bill Wolf

(Proposal to construct a new 3,282, two-story single-family residence with an attached two-car garage and a 676 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 956 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,885 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on May 19, 2014.)

Actual time: 5:34 p.m.

Present: Bill Wolf, Architect; Laurel Brady, Landscape Architect; Jack Buckley, Contractor; and Scott Black, Owner.

Public comment opened at 5:58 p.m.

- 1) Derek Westen, an attorney representing neighbors in close proximity of the proposed project, expressed concerns regarding the substantial bulk and scale of the home relative to the size of the lot conforming to the F.A.R guidelines.
- 2) John Fante, a neighbor south of the proposed project, expressed concerns regarding the excessive square footage of the project in comparison to neighboring homes as well as the non-mitigating efforts to provide privacy since the home will be placed too close to the property lines.
- 3) Sheldon Sanov, a neighbor north of the proposed project, submitted a letter in addition to expressing concerns regarding the compatibility and sensitivity of the project to the existing neighborhood aesthetics mentioning the project as being too large in a tight area.
- 4) Alice Sanov, a neighbor north of the proposed project, submitted a letter and also spoke on her concerns regarding the size and scale of the project to surrounding homes and the possibility of the project setting a new precedent for larger homes in the neighborhood.
- 5) Rich Carson, a neighbor next door to the proposed project, expressed concerns regarding the proposed decks imposing on his privacy and suggested story poles be erected to better illustrate impacts to neighboring homes.

Public comment closed at 6:11 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide the 20 closest homes study.
- 2) Erect Level A story poles in time for a site visit.

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

*** THE BOARD RECESSED AT 6:38 P.M., AND RECOVERED AT 6:42 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**6. 1562 MARQUARD TERR****R-1 Zone**

(6:20) Assessor's Parcel Number: 041-031-018
 Application Number: MST2013-00424
 Owner: Joanne Gronquist
 Architect: Joe Ewing

(Proposal for a 402 square foot first floor addition and 262 square foot second floor addition to an existing single-family residence with a 378 square foot detached, two-car garage with a 253 square foot hobby room. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and a demolition and relocation of 49 square feet of garage space. The proposed total of 2622 square feet, located on an 8,411 square foot parcel in the Hillside Design District is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Fourth Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on May 19, 2014.)

Actual time: 6:42 p.m.

Present: Joe Ewing, Architect; and Tim and Joanne Gronquist, Owner.

Public comment opened at 6:54 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to Consent with comments:

- 1) The Board supports the project.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 3) The Board approves the original layout of the second-story, east elevation window.
- 4) The modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 459 EL CIELITO RD****A-1 Zone**

(6:40) Assessor's Parcel Number: 021-082-026
 Application Number: MST2014-00288
 Owner: Fisher Family Trust
 Architect: Kent Mixon

(Proposal to remove the foundation of a residence destroyed by fire and construct a new 3,058 square foot two-level residence with a 661 square foot attached two-car garage and 256 square foot attached storage room, both on the lower level. The proposed total of 3,975 square feet on a 1 acre lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area (FAR) ratio. The project also proposes 526 cubic yards of grading.)

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

Actual time: 7:03 p.m.

Present: Julie Friedrichsen, Landscape Designer; and Kent Mixon, Architect.

Public comment opened at 7:15 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

1) The Board had positive comments about the direction of the proposed project.

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

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Jaime Pierce and Jim Zimmerman.

REVIEW AFTER FINAL**A. 1650 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-192-011
 Application Number: MST2013-00472
 Owner: Johnson Family Trust
 Designer: Catherine Dunbar
 Applicant: David Thomas

(Proposal for façade alterations to include a new front entry porch, a new 96 square foot cupola, an 18 square foot bathroom addition, and a 616 square foot rear deck and stairs addition to an existing approximate 450 square foot deck, for an existing, 1,650 square foot, single-family residence, located on a 10,819 square foot parcel in the Hillside Design District. The proposed total of 1,668 square feet is 44% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00528.)

(Review After Final requested for window and door alterations at the master bedroom and lower level, replacing the previously approved deck siding material with plaster of the same previously approved color, replacing previously approved Hardi-Plank siding chimney with a stone chimney, and the addition of steps and a landing to the deck stairs.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 2525 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-041-010
 Application Number: MST2014-00032
 Applicant: Brett Ettinger
 Owner: Raymond Karam

(Proposal for partial demolition, addition, and remodel of an existing, 4,030 square foot, two-story, single-family residence, with an attached, 341 square foot, two-car garage. The proposal includes a total of 820 square feet of one- and two-story additions to the existing residence, and a 279 square foot addition to the existing garage. The proposal will result in a 620 square foot, three-car garage, and a new, 129 square foot, carport (attached to the garage) for a total of four, on-site, covered-parking spaces. The proposal involves new site work including new terraces, alterations to the existing site stairs, a total of 300 cubic yards of cut and fill grading, and new site hardscape for expansion of the existing driveway. The proposed total of 5,210 square feet, located on a 36,600 square foot lot, is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval requested.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**C. 1146 NIRVANA RD****R-1 Zone**

Assessor's Parcel Number: 043-060-013
Application Number: MST2014-00046
Owner: Christiane Schlumberger Living Trust
Architect: Susette Naylor

(Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval requested. Project must comply with Staff Hearing officer Resolution No. 019-14).

Project Design 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.

PROJECT DESIGN AND FINAL REVIEW**D. 479 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-024
Application Number: MST2014-00040
Owner: Steven Hayes
Landscape Architect: Common Ground Landscape Architecture

(Proposal to construct two concrete and stucco soundwalls totaling 133 linear feet and wooden vehicular access gates with stucco columns along the front streetscape of the parcel. The walls will range in height from 4'-6" to 8'-0", the columns will be 7'-0" tall, and the gates will be 6'-0" tall. The project includes a requested Administrative Exception for over-height walls and gates.)

(Project Design and Final Approval requested.)

Project Design 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.

NEW ITEM**E. 891 JIMENO RD E-1 Zone**

Assessor's Parcel Number: 029-051-026
 Application Number: MST2014-00292
 Owner: Hurst Family LP Harrison Yale Hurst
 Applicant: Arroyo Seco Construction

(Proposal for a new 392 square foot swimming pool and spa in the rear yard of an existing residence in the Hillside Design District. The project includes 60 cubic yards of grading to be exported.)

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

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. Project continued one week to Consent Calendar with the following comments:

- 1) Provide a landscape plan for the pool area. If a lawn is proposed around the pool, consider drought tolerant plantings elsewhere.
- 2) Show compliance with Tier 2 Storm Water Management Program prior to Final Approval.

NEW ITEM**F. 1575 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 029-051-005
 Application Number: MST2014-00294
 Owner: George Pecoulas & Patricia Luscombe
 Agent: Mark Morando

(Proposal to infill a portion of an existing upper-level deck with a new 25 square foot addition. The proposal involves minor door and window alterations, a new Juliette balcony, and replacement of existing "as-built" deck railings with code compliant railings. The proposal will address violations identified in ZIR2014-00080.)

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

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. Project continued one week to Consent Calendar.

NEW ITEM**G. 2139 ST JAMES DR E-1 Zone**

Assessor's Parcel Number: 049-390-025
 Application Number: MST2014-00296
 Owner: Kent J. Vankoughnet & Linda Seale
 Designer: Amy Von Protz

(Proposal to add a 162 square foot storage area to two car garage of an existing 2,708 square foot residence in the Hillside Design District. The project also proposes a 180 square foot balcony located directly above the new storage addition, and a minor window change. The proposed total of 2,870 square feet on a 29,966 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Project continued one week to Consent Calendar with the following comments:

- 1) Provide photographs of the neighbor's property from the location and elevation of the proposed upper level balcony.

**** MEETING ADJOURNED AT 7:23 P.M. ****