



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July, 14, 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 3:04 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce, and Woolery.
Members absent: Zimmerman.
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 30, 2014**, as submitted.

Action: Miller/Woolery, 5/0/1. Motion carried. (Sweeney abstained, Zimmerman absent).

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **July 7, 2014**. The Consent Minutes were reviewed by Woolery/Zimmerman.
- Action: James/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).
- Motion: Ratify the Consent Minutes of **July 14, 2014**. The Consent Minutes were reviewed by James/Sweeney.
- Action: Pierce/James, 6/0/0. Motion carried. (Zimmerman absent).

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

1. Mr. Limon informed the Board members of his meeting with the Planning Commission regarding the Tea Fire homes. With a consensus from the Board members, Mr. Limon will return during a lighter agenda to report on the most current updates.
2. Mr. Eng made the following announcements:
 - a) Board member Zimmerman will be absent from the meeting.
 - b) 215 La Jolla Drive is scheduled to return to the Full Board on July, 28, 2014. At its last review, the Board requested that story poles be erected. Mr. Eng asked the Board if they wished to view the story poles during an organized site visit to precede the July 28th meeting. The Board agreed that it would.
3. Chair Sweeney recommended creating a subcommittee among the Board members to help inform development of the New Zoning Ordinance.

E. Subcommittee Reports.

No Subcommittee Reports.

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

(3:10) Assessor's Parcel Number: 029-283-006
 Application Number: MST2014-00197
 Owner: Scott and 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 requested. Project was last reviewed on June 30, 2014.)

Actual time: 3:16 p.m.

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

Public comment opened at 3:38 p.m.

- 1) Derek Westen, a representative of the neighbors in close proximity, expressed concerns regarding the undevelopable area of the lot in relation to the steep slope, the accuracy of F.A.R. calculations as they omit basement square footage, and the large size of the design not being sensitive to the immediate neighbors' concerns.
- 2) Vijaya Jammalamadaka, a neighbor at 1304 Ferrelo Road, expressed concerns regarding the impacts

to her property due to proposed driveway construction, the need for conditions of approval to address construction parking, the stability of the steep slope, and drainage impacts on erosion.

- 3) Sheldon Sanov, a neighbor at 1055 Alameda Padre Serra, expressed concerns regarding the lack of space and landscaping around the proposed residence due to the constraints of the steep slope on much of the lot.
- 4) Alice Sanov, a neighbor at 1055 Alameda Padre Serra, expressed concerns regarding the project being too big in size, height and bulk, its inconsistency with the neighborhood, and the constrained landscaping plan. She also expressed concern about a new proposed outdoor shower.
- 5) Rich Carson, a neighbor at 1084 Garcia Road, expressed concerns regarding the large size of the project having to be squeezed onto a lot with such a steep slope and the loss of his views. He suggested downsizing the project and lowering the garage.
- 6) John Fante, a neighbor in close proximity, expressed concerns regarding the impact of the proposed decks on his property. He suggested the project be scaled down and to find ways to mitigate against the size of decks.

Public comment closed at 3:59 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Study incorporating stone arches beneath the widened driveway.
- 2) Reduce the size of the main floor deck and consider an alternative design and materials for the pillars underneath.
- 3) Consider reduce the length of the great room and dining room by 4-5', and the width of the master bedroom by 4'.
- 4) Study shifting the lower level (garage and basement) by 14-15' eastward.
- 5) Reduce the size of the elevator tower.
- 6) Reduce the size of the stairwell
- 7) Have materials be consistent in style and color across the driveway.

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

PROJECT DESIGN REVIEW

2. 129 OLIVER RD

E-3/SD-3 Zone

(3:55) Assessor's Parcel Number: 041-344-005
 Application Number: MST2013-00511
 Owner: Ronald and 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 level decks 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 June 30, 2014.)

Actual time: 4:45 p.m.

Board member Bernstein stepped down.

Present: David Van Hoy, Architect.

Public comment opened at 4:50 p.m.

- 1) Crystal Martin, a neighbor at 141 Oliver Road, expressed concerns regarding the obstruction of her ocean views by the project and potential noise impacts from the proposed second story decks.
- 2) Gwen Hildred, a neighbor at 116 Palisades Drive, expressed concerns regarding the narrow distance between the project and neighboring homes, and the destruction of the oak tree that mitigates the privacy concerns of the adjacent home. She was also concerned with the excessive grading and suggested a 20 closest homes study be conducted.

Public comment closed at 4:59 p.m.

Motion: 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 comments:

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

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

3. 438 CONEJO RD

A-1 Zone

(4:25) Assessor's Parcel Number: 019-061-013
 Application Number: MST2013-00336
 Owner: Luis Fernandez
 Engineer: Jonathan Villegas
 Applicant: Darkmoon Building Design & Engineering
 Landscape Architect: Joan Radditz

(Revised project. Proposal to construct a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of five (5) existing trees, new site walls and decks, 264 cubic yards of site grading. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR). The prior design was three-stories and 79% FAR.)

(Project Design Approval and Final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 028-14. Project was last reviewed on February 24, 2014.)

Actual time: 5:07 p.m.

Present: Jonathan Villegas, Architect; and Joan Radis, Landscape Architect.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Consider an alternative to the glass railings.
- 2) Study an alternative to the shed roof.
- 3) Study the proportions of the tower windows.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 3626 SAN REMO DR****E-3/SD-2 Zone**

(5:00) Assessor's Parcel Number: 053-231-011
Application Number: MST2013-00505
Owner: Nancy J. Madsen
Designer: Henry Lenny

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Fourth concept review of exterior architectural details only. Comments only; project requires Planning Commission review. Project was last reviewed on June 2, 2014.)

Actual time: 5:34 p.m.

Board member Pierce stepped down.

Present: Henry Lenny, Designer; and Daniel Gullett, Associate Planner.

Public comment opened at 5:41 p.m.

- 1) Molly Steen, a neighbor at 3609 Capri Drive, expressed concerns that the project had yet to be scaled down per the Board's direction.
- 2) John Steen, a co-owner at 3609 Capri Drive, reserved his comments until further information was provided.
- 3) Bob Westwick, a neighbor at 3609 Capri Drive, expressed concerns regarding the lack of change in square footage.
- 4) Joan Jacobs, a neighbor at 210 Adair Drive, expressed concerns that the project had yet to be scaled down per the Board's direction.
- 5) Shirley Edwards, a neighbor at 216 Adair Drive, expressed concerns that the project had yet to be scaled down per the Board's direction, the inadequate width of the driveway with no turnaround, and the lack of guest parking.
- 6) Peter Edwards, a neighbor at 216 Adair Drive, expressed concerns regarding the large size of the project in addition to the lack of accessibility relating to the driveway.

Public comment closed at 5:49 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study reducing the square footage and plate heights of both floor levels.

Action: James/Miller, 5/0/0. Motion carried. (Pierce stepped down, Zimmerman absent).

SFDB-CONCEPT REVIEW (CONT.)**5. 108 MOHAWK RD****E-3/SD-3 Zone**

(5:25) Assessor's Parcel Number: 041-343-011
Application Number: MST2014-00225
Owner: Loretta F. Carter
Architect: Tom Ochsner
Owner: Brian Zabelski

(Proposal to demolish an existing 565 square foot single family residence and construct a new 1,638 square foot two-story single family residence with a proposed attached 245 square foot one-car garage and a 170 square foot one-car carport in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,979 square feet is 72% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project was last reviewed on June 16, 2014.)

Actual time: 6:15 p.m.

Board member Bernstein stepped down.

Present: Tom Ochsner, Architect.

Public comment opened at 6:19 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) Provide complete plans with structural details
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

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

The ten-day appeal period should have been announced.

**** DINNER BREAK FROM 6:25 P.M. TO 6:52 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1301 W MOUNTAIN DR****A-1 Zone**

(6:20) Assessor's Parcel Number: 021-050-038
Application Number: MST2014-00306
Owner: Don and Marilyn McCorkell
Architect: Blackbird Architects
Engineer: Mike Gones

(Proposal to construct a new 2,702 square foot, one-story residence to replace a residence destroyed by the Tea Fire. The proposal also includes a new detached four-car garage that will also serve an existing 510 square foot secondary residence, and 1,000 cubic yards of cut and fill grading. The proposed total of 4,268 square feet of development on a 10.5 acre project site lot is 42% of the guideline maximum floor-to-lot area (FAR) ratio. The project includes Staff Hearing Officer review for a requested zoning modification and a Performance Standard Permit to allow an additional dwelling unit.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification. Project must comply with Staff Hearing Officer Resolution No. 012-12.)

Actual time: 6:52 p.m.

Present: Adam Sharkey, Architect; and Joe McCorkell, Representative for Owner.

Public comment opened at 7:02 p.m. As no one wished to speak, public comment was closed.

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

- 1) Provide a landscape plan.
- 2) Provide further structural details.
- 3) Provide photos of the second residence on the lot.
- 4) Provide details of the chimney connection.
- 5) The Board finds that the modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1565 LA CORONILLA DR****E-1 Zone**

(6:55) Assessor's Parcel Number: 035-302-003
Application Number: MST2014-00297
Owner: Mortgage Deeds, LLC
Owner: Mark Williams
Designer: Don Swann

(Proposal to construct a new 3,258 square foot two-story residence with an attached 440 square foot two-car garage. The project includes a total of 818 cubic yards of cut and fill grading. The proposed total of 3,648 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 7:11 p.m.

Present: Don Swann, Designer; and Mark Williams, Owner.

Public comment opened at 7:28 p.m.

- 1) Paul Straede, a neighbor at 1558 La Coronilla Drive, spoke in support of the project.
- 2) John Paullin, a neighbor at 1585 La Coronilla Drive, expressed concerns regarding the excessive height of the project in relation to the project's location on the slope.
- 3) Cathie McCammon, a representative of La Mesa Neighborhood Association, expressed concerns regarding the steep lot and neighborhood compatibility, mentioning the proposal being too big and too tall in relation to surrounding homes.
- 4) Erika Adler, a neighbor at 1548 La Cresta Circle, spoke in support of the project, but also expressed concerns regarding the light pollution from the glass garage doors in addition to the location of the home relating to fire prevention.

Letters of support from Tim Putz, and Linda and Peter Beret were acknowledged.

Public comment closed at 7:42 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the orientation, interior layout, consideration of views, and the driveway and garage location.
- 2) Study the exterior to create a congruent look.
- 3) Study reducing the amount of glazing.
- 4) Study simplifying the form of the plan, which should reduce some of the square footage.

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

**** MEETING ADJOURNED AT 8:00 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Lisa James and Fred Sweeney.

REVIEW AFTER FINAL**A. 30 ALSTON PL****A-2 Zone**

Assessor's Parcel Number: 015-161-009
Application Number: MST2014-00078
Owner: Douglas Kaplan Revocable Trust
Designer: Amy Von Protz

(Proposal to construct a 29 square foot first floor entry addition to an existing 2,675 square foot two-story single family dwelling with an attached 496 square foot two-car garage. The project also proposes roof alterations to accommodate a new deck and other exterior alterations. The proposed total of 3,200 square feet is 64% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final requested for a new site wall up to 8'-11" tall and doors along the front patio, a minor addition under the roof deck at the western corner of the house, a solid guardrail at the northeast corner of the roof deck, a skylight in the master bathroom, and new sidelites to the front entry door.)

Approval of Review After Final as submitted.

CONTINUED ITEM**B. 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.)

(Final Approval requested.)

Final Approval as submitted.

NEW ITEM**C. 15 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-014
Application Number: MST2014-00302
Owner: Elizabeth Stegall
Architect: Amy Taylor

(Proposal to permit an "as-built" upper-level wood deck in the front and side yards of an existing 2,799 square foot two-story house on a 7,477 square foot lot in the Hillside Design District. Also included are a minor window and door alteration, and new flagstone landing and steps. The project will address violations identified in Zoning Information Report ZIR2014-00129. The project also includes Staff Hearing Officer review for requested zoning modifications.)

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

Continued to Staff Hearing Officer to return to Consent with the following comments:

- 1) The Board finds the encroachment of the as-built deck aesthetically appropriate and consistent with the design guidelines.
- 2) The Board suggests use of heavier sandstone rock on the columns supporting the deck.

NEW ITEM**D. 3779 LINCOLNWOOD DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-026
Application Number: MST2014-00088
Owner: Muhammad Salman Ul Haq
Landscape Architect: David Black

(Proposal to construct a new 6' tall masonry wall along the western front property line of an existing house and garage on a 8,966 square foot lot. The project also includes removal of an existing masonry wall, relocated fountain equipment, and landscaping.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Continued indefinitely to Consent with the following comments:

- 1) The Board finds the proposed wall along the front yard setback aesthetically appropriate.
- 2) The Board supports the removal of trees to accommodate the new wall in the front yard, provided that a minimum of two 24-inch jacarandas are planted elsewhere in the front yard.

CONTINUED ITEM**E. 2101 MOUNTAIN AVE****E-1 Zone**

Assessor's Parcel Number: 043-280-030
Application Number: MST2014-00091
Owner: Sharon Landecker Living Trust
Applicant: Heidi Jones

(Proposal for two new uncovered parking spaces to serve a 497 square foot accessory space to be converted into a secondary dwelling unit. The proposed parking and new dwelling unit are located on a 17,583 square foot lot in the Hillside Design District with an existing 3,463 square foot single-family residence and detached 1,073 square foot accessory building. The accessory building consists of a 576 square foot two-car garage and the aforementioned accessory space. The project requires Staff Hearing Officer review for a requested zoning modification. The proposal for the accessory dwelling unit requires a Performance Standard Permit and includes a voluntary lot merger with an adjacent 3.74 acre vacant lot.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification for new uncovered parking spaces in place of a previously proposed carport.)

Continued to Staff Hearing Officer to return to Consent with the following comment:

- 1) The Board finds the two proposed uncovered parking spaces aesthetically appropriate and consistent with the design guidelines.