



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 26, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN - PRESENT
BRIAN MILLER – PRESENT @ 4:36 P.M.
FRED SWEENEY - **ABSENT**
JIM ZIMMERMAN – PRESENT UNTIL 5:40 P.M.

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT FROM 5:06 THRU 5:40 P.M.
MICHELLE BEDARD, Planning Technician - PRESENT
KATHLEEN GOO, Commission Secretary - PRESENT

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 *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein, Miller (present @ 4:36 p.m.), and Zimmerman (present until 5:40 p.m.).
Members absent: Sweeney.
Staff present: Bedard, Goo, and Limón.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **September 12, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **September 12, 2011**, as submitted.

Action: Bernstein/Zimmerman, 2/2/0. Motion carried. (Deisler/Zimmerman abstained, Sweeney absent).

C. Consent Calendar.

The Consent Calendar for **September 19, 2011** was cancelled.

Motion: Ratify the Consent Calendar for **September 26, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

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

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

1. Ms. Bedard made the following announcements:

- a) Board member Sweeney will be absent from the meeting.
- b) A Council appeal for 1402 Grand Avenue/860 Jimeno Road has been tentatively scheduled for the October 11, 2011 hearing. Chair Deisler and one other Board member will represent the Board at that appeal hearing.
- c) A Council appeal for 1117 Las Alturas Road has been tentatively scheduled for the November 1, 2011 hearing.
- d) A Council appeal for 1359 and 1383 Santa Teresita Streets has been tentatively scheduled for the October 11, 2011 hearing.

2. Chair Deisler announced he would be stepping down from Item #6, 2547 Medcliff Street, and Vice-Chair Woolery will Chair the meeting in his place on that one item.

E. Subcommittee Reports.

No subcommittee reports.

FINAL REVIEW**1. 227 LA VISTA GRANDE****E-1 Zone**

Assessor's Parcel Number: 015-142-016
 Application Number: MST2010-00292
 Owner: William Coglizer Living Trust
 Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one story residence with an attached 448 square foot garage below, resulting in a 2,241 square foot residence with an attached one-car garage and workshop on a 17,685 square foot lot in the Hillside Design District. The proposal is 51% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project received Project Design Approval on October 25, 2010.)

(3:10)

Present: Eric Swenumson, Designer.

Public comment opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent with the comment to provide a roof plan, sections, and plate heights.

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

FINAL REVIEW**2. 1724 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-039
Application Number: MST2011-00271
Owner: Tod and Susan Black
Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations listed in ZIR2011-00017.)

(Final Approval is requested. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project received Project Design Approval on July 18, 2011.)

(3:31)

Present: Elizabeth Conklin, Applicant; and Lane Goodkind, Landscape Architect.

Public comment opened at 3:45 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with conditions:

- 1) Obtain approval from Ann Marx for compliance with High Fire Area requirements.
- 2) Provide pool fencing location and details on the plans.
- 3) Provide chimney heights and colors.
- 4) Reproduce the Tier 3 Storm Water Management Program (SWMP) details and calculations on the plans.

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

The ten-day appeal period was announced.

FINAL REVIEW**3. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006
 Application Number: MST2011-00049
 Owner: Neil Dipaola
 Architect: Dan Weber

(The project has been revised to eliminate the previously proposed new garage and retain the existing 650 square foot garage, thereby reducing the proposed FAR from 94% to 79%. The revised proposal involves alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a 45 square foot master bedroom addition and a second-story deck addition to the existing deck. The proposed total of 2,996 square feet, on a 10,500 square foot lot in the Hillside Design District, is 79% of the maximum required floor-to-lot area ratio (FAR). The project received Staff Hearing Officer approval for a zoning modification.)

(Final Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. Project Design Approval was granted on August 29, 2011.)

(4:06)

Present: Dan Weber, Architect; and Neil Dipaola, Owner.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 4:21 P.M., AND RECOVERED AT 4:31 P.M. ***

FINAL REVIEW**4. 524 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-006
 Application Number: MST2011-00177
 Owner: Robert Blackburn
 Applicant: Robert Blackburn

(Proposal to construct a 508 square foot second-floor addition and interior remodel to an existing 1,053 square foot one-story single-family residence, with a detached 221 square foot one-car garage, located on a 5,193 square foot lot in the Lower Riviera Special Design District. The proposal includes a new 52 square foot second-story balcony. The proposed total of 1,782 square feet is 72% of the maximum guideline floor-to-lot area ratio (FAR). The applicant will pursue phasing the project into two separate building permits.)

(Final Approval is requested. Project Design Approval was granted on May 23, 2011.)

(4:31)

Present: Robert Blackburn, Applicant.

Public comment opened at 4:39 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent with the comment for the applicant to provide railing and door details; specifically, to extend the railings attached to the front of the French doors to project out at least 6-8 inches and return on the end.

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

*** THE BOARD RECESSED AT 4:45 P.M., AND RECOVERED AT 4:55 P.M. ***

PROJECT DESIGN REVIEW

5. 521 SANTA BARBARA ST

C-M Zone

Assessor's Parcel Number: 031-201-009
Application Number: MST2010-00280
Owner: Reh Property, LLC
Architect: Jeff Shelton
Contractor: Dan Upton Construction, Inc.
Agent: Jason Yardi

(Proposal for a new two-story, 751 square foot studio residence with an attached one-car garage on a 1,611 square foot parcel. The proposal is 35% of the maximum guideline floor-to-lot area ratio (FAR). The project received Staff Hearing Officer approval for zoning modifications.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-10. Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed by SFDB on October 11, 2010.)

(4:55)

Present: Jeff Shelton, Architect; and Jason Yardi, Owner.

Public comment opened at 5:13 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 Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance with the scenic quality of the neighborhood, neighborhood compatibility, quality of architecture and materials.
- 2) Provide further project details (railing, light fixtures, landscaping, colors, etc.).
- 3) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to receiving Final Approval.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**6. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016
Application Number: MST2011-00151
Owner: 2547 Medcliff, LLC
Architect: Harrison Design
Agent: Suzanne Elledge Planning & Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 SF shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum guideline floor-to-lot-area ratio (FAR).)

(Revised Project Design Approval and Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last review by SFDB on August 15, 2011.)

(5:24)

Present: Steve Watson, Agent/Suzanne Elledge Permitting and Planning Services.

Public comment opened at 5:31 p.m. As no one wished to speak, public comment was closed.

Motion: *Revised 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 with positive comments from the Board regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.*

Action: Miller/Zimmerman, 3/1/0. Motion carried. (Bernstein opposed, Deisler stepped down, Sweeney absent).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:40 P.M., AND RECOVERED AT 6:14 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 638 SUTTON AVE****A-1 Zone**

Assessor's Parcel Number: 035-060-015
Application Number: MST2011-00287
Owner: Homestrong USA, LLC
Designer: Ideal Designs
Applicant: Oscar Sanchez

(Revised project description: Proposal to remodel the existing 450 square foot, one-story, single-family residence, located on an 8,982 square foot lot in the Hillside Design District. Parking will be provided by a one-car carport. No grading is proposed, and all existing trees will remain. Access to the site from Sutton Avenue will be relocated to W. De La Guerra Street via an access easement. The development on the site will total 612 square feet and is 18% of the maximum floor-to-lot area ratio. This project addresses violations called out in ENF2011-00172 to include the demolition of all non-permitted structures and additions.)

(Second concept review. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on August 1, 2011.)

(6:14)

Present: Oscar Sanchez, Designer/Applicant.

Public comment opened at 6:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide driveway approach and carport details on the plans.
- 2) Conduct a survey and coordinate with Transportation staff for review of the driveway.
- 3) Delineate the revised or relocated driveway location and approach into the carport on the plans.
- 4) Specify driveway materials; the Board would prefer the use of impervious driveway surface material.
- 5) All enforcement issues shall be abated prior to Final Approval.
- 6) The Board found the stucco siding acceptable.
- 7) The Board had positive comments regarding the project's general consistency, appearance, and neighborhood compatibility.

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

*** THE BOARD RECESSED AT 6:40 P.M., AND RECOVERED AT 6:47 P.M. ***

CONCEPT REVIEW - NEW ITEM**8. 1131 LOS PUEBLOS RD****E-3 Zone**

Assessor's Parcel Number: 031-071-028
Application Number: MST2011-00352
Owner: Richard and Vera Scheeff Family
Architect: Murphy and Associates, Architects

(Proposal for an exterior facade remodel and interior remodel to an existing 3,110 square foot, two-story, single-family residence on a 15,921 square foot lot in the Hillside Design District. The proposal includes the demolition of the existing non-conforming one-car carport, an interior remodel and conversion of existing habitable floor area to replace the existing one-car garage and construct a new two-car garage, which also creates 267 square feet of crawl space. The proposal will result in a 1,240 square foot net reduction of paved surfaces and a total of 5 cubic yards of site grading. The project received Staff Hearing Officer approval for a zoning modification. The proposed total 3,377 square foot is 77% of the maximum guideline floor-to-lot area ratio (FAR).)

(Revised project requires a Substantial Conformance Determination. Project requires compliance with Staff Hearing Officer Resolution No. 034-10, received under MST2010-00079.)

(6:47)

Present: Brian Murphy, Architect.

Public comment opened at 6:56 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to 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) Coordinate with Transportation staff for review of the driveway.
- 3) Provide compliance with Substantial Conformance Determination.
- 4) Provide further exterior details; such as window, lighting, roof materials, garage door and driveway details, and a color board.
- 5) Provide a landscape plan for the area of renovation.
- 6) The Board found no negative aesthetic impacts for the proposed modification which the Board found appropriate with the new design and in compliance with SFDB Guidelines.
- 7) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to receiving Final Approval.

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

*** THE BOARD RECESSED AT 7:05 P.M., AND RECOVERED AT 7:15 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 652 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-012
Application Number: MST2011-00345
Owner: Brian & Marisa Brenninkmeyer
Architect: Lori Kari

(Proposal to remove an existing one-car carport and replace the carport with an uncovered parking space with a wall/railing exceeding 3.5 feet in height along three sides of the parking space; replace windows in the north, east, west, and south elevations; construct a new 148 square foot balcony; and interior remodel to an existing 2,824 square foot two-story single-family residence on an 8,054 square foot lot. The existing 2,824 square foot residence, located on an 8,054 square foot lot, is 88% of the maximum guideline floor-to-lot area ratio (FAR). The project requests Staff Hearing Officer review for requested zoning modifications. The proposal will address the violations listed within the enforcement case ENF2011-00413.)

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

(7:15)

Present: Lori Kari, Architect.

Public comment opened at 7:29 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer (SHO) and continued indefinitely to Consent with comments:

- 1) Aesthetically, the Board preferred the proposed uncovered one-car parking modification, rather than a covered space or carport.
- 2) The Board found the interior alterations, windows, and balcony details acceptable.
- 3) The Board requested the removal of the paving around the existing oak tree.
- 4) Provide further elevations, balcony lighting and proposed storage shed structure and trash area details.
- 5) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to receiving Final Approval.

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

**** MEETING ADJOURNED AT 7:41 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**FINAL REVIEW****A. 3134 LUCINDA LN****E-3 Zone**

Assessor's Parcel Number: 055-192-007
Application Number: MST2011-00257
Owner: Jacobs-Allen Trust
Applicant: Bryan Pollard

(Proposal to construct 961 square feet of residential additions to an existing two-story 1,460 square foot single-family residence. The proposed addition includes the conversion of the existing 636 square foot garage to habitable area, construction of a new 400 square foot two-car garage and a new 325 square foot second-story addition above. A new 105 square foot second-floor deck is proposed above the new garage. A total of 29 cubic yards of grading is proposed. The proposal will result in a 2,821 square foot single-family residence, located on a 6,891 square foot lot, and is 97% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 15, 2011.)

Final Approval as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**B. 2324 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-132-015
Application Number: MST2010-00030
Owner: Hai Vu
Applicant: Hai Vu

(Revised proposal to construct a new two-story 1,000 square foot detached garage/accessory structure, comprised of a 500 square foot two-car garage and 100 square feet of accessory space on the ground floor and 400 square feet of accessory space on the second floor. The project also includes permitting the "as-built" 313 square foot one-story addition and interior remodel, and a proposed 100 square foot deck addition, to the existing 2,027 square foot one-story single-family residence. The proposed garage will replace the previous two-car garage which was demolished without permits. The existing 170 square foot detached storage shed is proposed to be removed. The proposal will address zoning violations listed in ZIR2009-00271 and enforcement case ENF2009-00768. The proposed total of 3,340 square feet, on a 20,000 square foot lot, is 72% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 1, 2011.)

Final Approval as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**C. 260 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-012
Application Number: MST2011-00140
Owner: Rose Tarlow Revocable Trust
Architect: Ken Mineau

(Proposal for 341 square feet of one-story additions, interior remodel, and increasing the living room roof height by approximately 11 feet on an existing 6,632 square foot two-story single-family residence, including 1,697 square feet of basement area. The 3.5 acre site is also developed with an existing 2,878 square foot additional dwelling unit with an attached 761 square foot four-car garage. Total on-site development will consist of 10,612 square feet and is 166% of the maximum guideline floor-to-lot area ratio (FAR) (129% for the primary residence and 68% for the secondary residence).

(Final Approval is requested. Project Design Approval was granted on May 9, 2011.)

Final Approval with conditions:

- 1) Specify building color and materials (i.e., building colors and roof materials) on the plans.
- 2) Provide a color board for the project file.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**D. 2121 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-024
Application Number: MST2011-00058
Owner: Laura & Russell Collins
Architect: Peikert Group Architects

(Proposal to construct a new 2,224 square foot one-story single-family residence with a 577 square foot attached two-car garage on an approximate two-acre lot. The prior single-family residence and garage were destroyed in the Tea Fire. A total of 90 cubic yards of grading is proposed. The total of 2,801 square feet proposed is 50% of the maximum guideline floor-to-lot-area ratio (FAR).)

(Revised project; Project requires a revised Project Design Approval. Final Approval is also requested. The original project received Project Design Approval on February 22, 2011.)

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.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW**E. 508 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-002
Application Number: MST2011-00235
Owner: Dan Bocek
Architect: Paul Zink

(Proposal for a new detached 500 square foot two-car garage and 233 square feet of second-floor storage area on a 5,203 square foot parcel, located in the Lower Riviera Special Design District, and currently developed with an existing 1,521 square foot, two-story, single-family residence. The proposal includes a new 450 square foot raised deck at the rear of the residence, new site landscaping, 600 square feet of new permeable paving, and 40 cubic yards of fill. The total onsite development consists of 2,254 square feet, which is 91% of the maximum guideline floor-to-lot area ratio (FAR). The proposal will address violations listed in ZIR2005-00418.)

(Project Design and Final Approval is requested. Project was last reviewed on June 20, 2011.)

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.

The ten-day appeal period was announced.

NEW ITEM**F. 903 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-016
Application Number: MST2011-00365
Owner: J. D. and C. K. Strahler Trust

(Proposal for a new 20 foot long 3.5 foot tall black ornamental steel fence and a 130 foot long black wire mesh fence ranging in height from 3.5 feet to 4 feet tall, located along the interior property line on an approximately 7,500 square foot lot in the Hillside Design District.)

(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.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.