



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 7, 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 @ 3:08 P.M.
 BRIAN MILLER - PRESENT
 FRED SWEENEY - PRESENT
 JIM ZIMMERMAN - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor – PRESENT UNTIL 3:11 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 3:02 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein (present @ 3:08 p.m.), Miller, Sweeney, and Zimmerman.
Members absent: None.

Staff present: Bedard, Limón (present until 3:11 p.m.), and Goo.

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 **October 24, 2011.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **October 24, 2011**, as amended.
Action: Woolery/Sweeney, 4/0/2. Motion carried. (Miller/Deisler (from Item #1) abstained).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **October 31, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Jim Zimmerman**.

Action: Woolery/Zimmerman, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar for **November 7, 2011**. The Consent Calendar was reviewed by **Denise Woolery** and **Jim Zimmerman**.

Action: Zimmerman/Sweeney, 6/0/0. Motion carried.

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

1. Ms. Bedard announced that the 1117 Las Alturas Road appeal to City Council has been withdrawn by the appellant. A solution was agreed upon between the applicant and appellant.

2. Board member Bernstein announced she would absent from the November 21, 2011 meeting.

E. Subcommittee Reports.

No subcommittee reports.

*** THE BOARD RECESSED AT 3:09 P.M., AND RECOVERED AT 3:11 P.M. ***

PROJECT DESIGN REVIEW**1. 222 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-221-013

Application Number: MST2011-00333

Owner: Thomas Smead

Agent: Jerry Rocci

Architect: J. Michael Holliday

(Proposal to construct a new 1,902 square foot two-story single-family residence with an attached 405 square foot two-car garage located on a 6,050 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The existing 1,408 square foot one-story single-family residence will be demolished. The proposed 2,307 square foot residence is 86% of the maximum required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. This project was last reviewed on August 29, 2011.)

(3:11)

Present: J. Michael Holliday, Architect.

Public comment opened at 3:21 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 the following comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials (exp., permeable driveway and rear flagstone patio), and landscaping, safety, good neighbor guidelines, and public views.
- 2) Provide more details on the plans regarding the use of natural redwood components and sealants; especially on protection of the front planter, and on similarly colored metal features.
- 3) Provide more consistency of the window proportions at the front street elevation, and of the master bath window on the second floor.
- 4) Provide exterior lighting fixture details and solar panel details.
- 5) Provide additional landscaping to soften the front elevation.
- 6) Provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to returning for Final Review.

Action: Zimmerman/Sweeney, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 652 RICARDO AVE

E-1 Zone

Assessor's Parcel Number: 035-170-025
 Application Number: MST2011-00368
 Owner: Roy Calvin Petersen
 Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 427 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,069 square feet is 66% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Revised project. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Compliance with Tier 3 Stormwater Management Program (SWMP) is required prior to Final Approval.)

(3:36)

Present: Tom Ochsner, Architect.

Public comment opened at 3:47 p.m.

- 1) Gotthilf Weniger, opposition; expressed concerns regarding privacy, and the existing neighborhood parking, and density issues; mentioned concerns with observed changes to another active project.
- 2) Onkar Singh, opposition; expressed concerns regarding site placement and height of project and potential effect on private views.
- 3) John Petote, opposition; expressed concerns regarding the proposed project height and the potential effect on private views.
- 4) Edward Tebo, opposition; expressed concerns regarding the existing neighborhood parking and density issues; made request for a site landscape plan and landscape improvements.

Public comment closed at 3:55 p.m.

Staff clarified that the applicant has satisfied the parking requirements per the Zoning Ordinance and that there is no nexus to require onsite guest parking for this project.

Straw vote: Is the mass, bulk, and scale acceptable as currently presented? 4/2.

Straw vote: Is a partial second story addition acceptable? 6/0.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide sections through the project.
- 2) Provide larger scaled elevations on the plans.
- 3) Provide a conceptual site landscape plan that will provide some height mitigation, and privacy screening to adjacent down-slope neighboring properties.
- 4) Provide either a computer generated three dimensional (3D) model or a physical model to show the proposed project in context with the site.
- 5) Study reducing the square footage, and bulk, mass, and scale of the project, where appropriate.
- 6) Provide more detailed information on second-story decks; delineate the square footage.
- 7) Provide more detailed information on the retaining walls.
- 8) Provide compliance with Tier 3 Storm Water Management Program (SWMP) prior to returning for Final Review.

Action: Woolery/Zimmerman, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1128 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-010
 Application Number: MST2011-00389
 Owner: Bruce R. Anderson
 Applicant: Mark Morando

(Proposal to permit the following "as-built" construction: reconstruction of the front entryway; new retaining walls; stairs; split-level patio with an 857 square foot deck with a fire pit, barbeque and counter on the lower level and a 229 square foot deck on the upper level. A two-story, 3,151 square foot residence and 527 square foot attached garage currently exist on the 29,259 square foot site in the Hillside Design District. No additional square footage is proposed. The project includes the demolition of the "as-built" pergola and storage shed. The proposal addresses violations listed in ENF2011-00344. The project requires Staff Hearing Officer review for requested zoning modifications.)

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

(4:21)

Present: Mark Morando, Applicant; and Bruce R. Anderson, Owner.

Public comment opened at 4:34 p.m.

- 1) Nancy Engstrom, opposition; expressed concerns regarding access to natural sunlight, private views, landscaping and maintenance concerns, patio deck issues, and rental status.

Staff suggested Ms. Engstrom to contact the Fire Department for compliance standards for potential fire hazards of the existing landscaping. Staff clarified that the view ordinance is a civil matter that the city does not participate in. Other zoning concerns, as applicable, may be resolved by submitting an enforcement complaint and/or during the plan check for the building permit.

Public comment closed at 4:38 p.m.

Three (3) letters of support from John and Lucille Leemhuis, Henry and Harriet Sharp, and Harold L. Votey, Jr. PhD. were acknowledged for the record.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board members, staff, and the applicants will attend a scheduled site visit prior to the project returning to the full Board for continued concept review. December 5th is a potential site visit date; the site visit will be scheduled and confirmed by staff.
- 2) The Board requests that the City approved archive plan set be available during the site visit.

Action: Sweeney/Bernstein, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009
 Application Number: MST2011-00392
 Owner: Daksha K. Oza, Family Living Trust
 Architect: Paul Zink

(Proposal to construct an 859 square foot, one-story addition and a new 177 square foot second-floor deck to an existing 2,012 square foot two-story single-family residence with an attached 510 square foot two-car garage. The proposed project will total 3,381 square feet on an 11,865 square foot lot located in the Hillside Design District. The proposal is 85% of the maximum allowed floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

(4:59)

Present: Paul Zink, Architect.

Public comment opened at 5:08 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the proposed roof shape and consider reducing the amount of proposed glazing.
- 2) Study the roof shape off the proposed addition off the kitchen.
- 3) Study the protection of the proposed door and window openings.
- 4) To resolve the elevation, restudy the bay window and consider introducing a flat roof element at the top of the bay window.
- 5) Provide compliance with Tier 3 Storm Water Management Program (SWMP) prior to returning for Final Review.

Action: Sweeney/Woolery, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 219 GRAY AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-053-024
 Application Number: MST2011-00394
 Owner: Charlene Koonce Broudy, Revocable Trust
 Applicant: Harold Powell

(Proposed change of use from an existing 3,516 square foot commercial unit to a single-family residential use, located on 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, minor exterior alterations, and addressing the violations identified in Enforcement Case ENF2011-00600. The proposed total of 3,836 square feet is 165% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Coastal Review and Staff Hearing Officer review for a requested zoning modification.)

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

(5:29)

Present: Harold Powell, Applicant; Charlene Koonce Broudy, Owner; and Dan Gullett, Associate Planner.

Public comment opened at 5:37 p.m. As no one wished to speak, public comment was closed.

Emails expressing concerns from Don G. Van Buran for RLW Family-Gray, LLC, and Mark Benedict & Ronelle Wilson, Owners/Landlords of Douglas E. Wilson Plumbing, Inc. were acknowledged for the record.

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

- 1) The Board finds the proposed modification does not pose any negative aesthetic impacts.
- 2) A majority of the Board is supportive of the proposed architectural aesthetic changes, including the front trellis element, the heights and materials of the “as-built” walls and gates.
- 3) The Board looks forward to reviewing the project details and proposed landscaping details.

Action: Sweeney/Zimmerman, 6/0/0. Motion carried.

**** MEETING ADJOURNED AT 5:51 P.M. ****

CONSENT CALENDAR (11:00 a.m.):

NEW ITEM

A. 849 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-029
 Application Number: MST2011-00395
 Owner: JTM Private Land Trust
 Architect: Bill Wolf

(Proposal to permit the "as-built" construction of approximately 7 foot high pilasters columns with 7.5 foot high wrought iron gate and an approximately 5.5 foot high pedestrian gate and adjacent wrought iron fencing located on a parcel developed with an existing single-family residence with an attached two-car garage. The project requires Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments that the “as-built” pilaster columns, wrought iron gate, and fencing were acceptable as submitted. The proposed modification does not have any negative aesthetic impacts.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery**.