



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 21, 2011

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - ABSENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN - ABSENT
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 – ABSENT
MICHELLE BEDARD, Planning Technician - ABSENT
KATHLEEN ALLEN, Planning Technician - PRESENT
TONY BOUGHMAN, 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 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Woolery, Miller, Sweeney, and Zimmerman.
Members absent: Deisler and Bernstein.

Staff present: Allen, Boughman, 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 **November 7, 2011**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 7, 2011**, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **November 14, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery**.

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

Motion: Ratify the Consent Calendar for **November 21, 2011**. The Consent Calendar was reviewed by **Jim Zimmerman**.

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

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

None.

E. Subcommittee Reports.

No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 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).)

(Second concept review. 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. The project was last reviewed on November 7, 2011.)

(3:05)

Present: Paul Zink, Architect.

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 Consent with comments:

- 1) The Board made positive comments regarding the project's consistency and appearance despite the unusual roof style, neighborhood compatibility, quality of architecture and materials, and landscaping including trees, safety, good neighbor guidelines, and public views.
- 2) The Board made Hillside Design District and Slope Lot findings that the development, including the proposed structures and grading, is appropriate to the site, designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
- 3) The Board acknowledged the applicant's compliance with Tier 3 Storm Water Management Program (SWMP).

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 3:18 P.M., AND RECOVERED AT 3:23 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)

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 402 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 3,044 square feet is 65% 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.)

(Second concept review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on November 7, 2011.)

(3:23)

Present: Tom Ochsner, Architects; and Josh Monroy, Landscape Architect for Earthform Design.

Public comment opened at 3:47 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) The Board made the findings that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.
- 2) Provide additional perspectives of the proposed project.
- 3) The applicant may provide either a computer generated three dimensional (3D) model or a physical model to show the proposed project in context with the site.
- 4) Provide compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Review.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3439 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-011
Application Number: MST2011-00416
Owner: Klinkon Family Trust
Architect: Dennis Thompson

(Proposal to construct a 1,139 square foot one-story addition to an existing 5,873 square foot two-story single-family residence located on a 44,431 square foot lot in the Hillside Design District. The existing residence includes a 1,896 square foot basement, third-story loft, and an attached 582 square foot garage. The project includes a net 99 square foot addition to an existing 415 square foot deck. A 371 square foot accessory structure exists on site and is proposed to remain. The proposed total of 7,383 square feet is 148% of the maximum guideline 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.)

(3:55)

Present: Dennis Thompson, Architect; and Erving Klinkon for the Klinkon Family Trust.

Public comment opened at 4:07 p.m.

- 1) Dean Vogel, opposition; with expressed concerns regarding proximity of the house to the street causing the roof height to be a problem, and the out of scale size of the proposed addition for the neighborhood.
- 2) Andy Gershoff, opposition; with expressed concerns regarding the proposed project aesthetic impact to the neighborhood due to the size of the residence and the proximity to the street.
- 3) Bob Swanson, Campanil Hill Home Owners Assoc., opposition; with expressed concerns regarding massing, roof height, and requested accurate story poles be placed on the project site.

Public comment closed at 4:16 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a brief comparative study on the FARs of homes within the immediate neighborhood.
- 2) Consider an addition to the west rather than the north, and carefully consider the roof massing.
- 3) Consideration should be given to the fenestration of the east elevation to be more aesthetically pleasing.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1039 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-002
 Application Number: MST2011-00419
 Owner: Molly D. Houston
 Agent: Trish Allen, SEPPS, Inc.
 Engineer: Howard Wittausch
 Landscape Architect: Carol Gross

(Proposal to permit the "as-built" grading and landscaping improvements. Project involves 384 cubic yards of cut and 384 cubic yards of fill to be balanced on site, low voltage landscape lighting, on-grade landscape steps, and proposed new site landscaping, including new trees. The 2.65 acre parcel, located in the Hillside Design District, is currently developed with an existing two-story single-family residence. The proposal will address the violations listed in ENF2011-00448.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)

(4:43)

Present: Trish Allen, Agent; Howard Wittausch, Engineer; and Carol Gross, Landscape Architect.

Public comment opened at 4:49 p.m. As no one wished to speak, public comment was closed.

A letter from Sam Pignato regarding landscaping concerns was acknowledged by the Board.

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 positive comments:

- 1) The Board made positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping including trees, safety, good neighbor guidelines, and public views.
- 2) The Board made the Hillside Design District and Slope Lot findings that the development, including the proposed structures and grading, is appropriate to the site, designed to avoid visible scarring, and modifies the site to put the back in the original condition natural topography of the site or the natural appearance of any ridgeline or hillside.
- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains.
- 4) The Board made the grading finding that the proposed grading will not cause a substantial loss of southern oak woodland habitat.
- 5) Compliance with Tier 2 Storm Water Management Program (SWMP) achieved by providing permeable walkways and steps shall be called out on the plans per required Best Management Practices.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 5:13 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 1708 LA VISTA DEL OCEANO LN****E-1 Zone**

Assessor's Parcel Number: 035-480-063
Application Number: MST2005-00022
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Stephanie Poole
Architect: Zehren and Associates

(Proposal to construct a 3,814 square foot single family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint.)

(Review After Final for a total of 147 square feet of additional living space including a 105 square foot, second story loft area; reconfigure floor plan; reduce amount of stone veneer on west, north and south elevations; change fireplace locations and add an outdoor fireplace; change exterior color finish and details; and remove, move and change windows and doors. Project requires substantial conformance determination with Planning Commission Resolution Numbers 053A-04 and 053B-04.)

James Ruh, neighbor, expressed concern that not sufficient time was given by the applicant for neighborhood comment and input to be submitted on the changes to the proposed project.

Approval of Review After Final 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 that the Hillside Design District and Slope Lot findings have been met for the development, including that the proposed structures and grading are appropriate to the site, are designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside, and with the condition for the applicant to apply and receive Substantial Conformance Determination.

FINAL REVIEW**B. 912 MEDIO RD****E-1 Zone**

Assessor's Parcel Number: 029-262-002
Application Number: MST2011-00244
Owner: David Edward Duron, Trust
Architect: Bob Easton

(Proposal to construct a new 285 square foot one-story master bedroom and kitchen addition, a new 376 square foot deck, and an interior remodel to an existing 985 square foot one-story single-family residence with an attached 212 square foot one-car garage. The proposal will result in a one-story 1,482 square foot single-family residence on a 13,334 square foot lot located in the Hillside Design District.)

(Project received Project Design Approval on October 24, 2011. Final Approval is requested.)

Continued indefinitely to Full Board, carrying forward the October 24, 2011, comment #3: "Study providing a screening element, as suggested, for the portion of the proposed railing from the new addition extending to the corner, as shown on the plans."

Items on Consent Calendar were reviewed by **Jim Zimmerman**.