



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 23, 2012

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
FRED SWEENEY - PRESENT
JIM ZIMMERMAN - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA - ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
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, Miller, Sweeney, and Zimmerman.

Members absent: None.

Staff present: Bedard and Goo.

GENERAL BUSINESS:

A. Public Comment: There was no public comment.

B. Approval of the minutes of the Single Family Design Board meeting of April 9, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of April 9, 2012, as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for April 16, 2012. The Consent Calendar was reviewed by Jim Zimmerman.

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

Motion: Ratify the Consent Calendar for April 23, 2012. The Consent Calendar was reviewed by Jim

Zimmerman and Denise Woolery (for Items D & H only).
 Action: Woolery/Zimmerman, 6/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
1. Ms. Bedard announced to the Board and for the public regarding the two (2) current open recruitment positions available for the Single Family Design Board (SFDB), which include a licensed landscape architect, and a member of professional qualifications in fields relating to architecture, including, but not limited to, building design, structural engineering, industrial design, or landscape contracting. All members of the Board shall reside within Santa Barbara County. Applications to be submitted to the City Clerk's Office, at City Hall, on or prior to the recruitment deadline of Monday, May 7, 2012, by 5:30 p.m.
 2. Ms. Bedard announced an Upcoming Budget Presentations by Bettie Weiss, City Planner, at the April 30, 2012, Architectural Board of Review (ABR) meeting; with a follow up report to the SFDB Board on Monday, May 7, 2012.
 3. Board member Zimmerman announced he would be stepping down from Item #2, 3425 Sea Ledge Lane.
- E. Subcommittee Reports. There were no subcommittee reports.

FINAL REVIEW

1. 1291 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-037
 Application Number: MST2012-00030
 Owner: Donald L. McCorkell Jr.
 Architect: Blackbird Architects

(Proposal to construct a new 2,499 square foot, one-story, single-family residence and an attached 635 square foot two-car garage located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Final Approval is requested. Project Design Approval was granted on February 13, 2012.)

(3:14)

Present: Ken Radtkey, Architect; and the McCorkells, Owner.

Public comment opened at 3:26 p.m. As no one wished to speak, public comment was closed.

A letter with expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 3:27 p.m.

The Board found the proposed color palette choices compatible with the neighborhood.

Motion: Final Approval with the condition that the proposed landscape plan shall be reviewed by Ann Marx, Fire Inspector II for compliance with High Fire Area requirements.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 3:23 P.M., AND RECOVERED AT 3:26 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-012
 Application Number: MST2012-00135
 Owner: Jacques Habra
 Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing detached 393 square foot, two-car garage located on a 18,958 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes a new 1,568 square foot, one and two-story additions and a new 426 square foot basement addition; the demolition of the existing garage; construction of a new 436 square foot, two-car garage; a new 264 square foot, one-car carport, and an "as-built" approximately 1,072 square foot deck. Project includes 200 cubic yards of cut and 40 cubic yards of fill grading. The proposed total of 5,577 square feet of floor area is 88% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

(3:36)

Present: Russ Banko, Designer; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:48 p.m.

- 1) Cecilia Stull, on behalf of Dr. and Mrs. Jerome Bastian (neighbors), submitted letter in opposition, expressed concerns regarding the retaining wall and privacy issues.
- 2) Jacques Habra, Owner; clarified for the Board his efforts for neighborhood communication, neighborhood compatibility, and offered a history of the existing hedges.
- 3) Andy Roteman, Architect for the Lunt property; after a mutual meeting with the owner, attempted to clarify for the Board continued communication efforts between neighbors and the owner.

Letters with expressed concerns from Leon and Joyce Lunt (adjacent neighbors), Dr. and Mrs. Jerome Bastian (adjacent neighbors; c/o Cecilia Stull), and Paula Westbury, were acknowledged.

Public comment closed at 3:52 p.m.

Ms. Brodison clarified pending staff research into Ordinance requirements or scope of work requirements of the proposed deck, and pending research into hedge height Ordinance requirements.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide additional photographs of the site in relation to neighboring homes and neighborhood.
- 2) Return with a more detailed site plan, including documentation of the existing hedges in regards to compliance with zoning code, and specify heights, locations, and details of the proposed spa and decks.
- 3) Provide a roof plan.
- 4) Provide site and building sections, especially including the proposed new basement.
- 5) Study the proposed addition for a more comprehensive style that compliments the existing architecture style; and making the entry more welcoming.
- 6) Study a possible reduction of the proposed addition and the overall mass.

Action: Bernstein/Sweeney, 5/0/0. Motion carried. (Zimmerman stepped down).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 454 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-012
Application Number: MST2012-00133
Owner: Fred and Maija Wolf, Trustees
Architect: Jason Grant

(Proposal for a 420 square foot one-story and 420 square foot two-story addition to an existing 1,528 square foot two-story single-family residence and 420 square foot attached two-car garage. The proposed total of 2,788 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 83% of the maximum required floor-to-lot area ratio (FAR). The project includes 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.)

(4:23)

Present: Jason Grant, Architect; and Maija Wolf, Owner/Trustee.

Public comment opened at 4:33 p.m.

Claribel Koch (submitted letter), opposition; expressed privacy issues regarding the proximity of the two-story addition to her residence, and patio drainage and natural light access concerns.

A letter with expressed concerns from Paula Westbury was acknowledged.

Public comment closed at 4:39 p.m.

Motion: Continued two weeks to the Full Board with comments:

- 1) The Board finds the proposed open yard modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) The Board finds the design style of the second-floor is acceptable and compatible with the existing residence.
- 3) Study pulling back the second-floor addition, slightly further away from the adjacent neighbor.
- 4) Study possible roof solutions; suggestions include to consider the possibility of a hip roof to eliminate some shadow.
- 5) Provide horizontal and longitudinal site sections of plans so the Board can understand the relationship to the adjacent house and elevation levels.
- 6) Provide a colors and materials board.

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

**** MEETING ADJOURNED AT 5:52 P.M. ****

CONSENT CALENDAR (11:00 a.m.)**PROJECT DESIGN REVIEW****A. 327 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-026
 Application Number: MST2011-00285
 Owner: Richard Eric Williams
 Applicant: Richard Williams
 Designer: Irontown Housing, Inc.
 Contractor: Irontown Housing, Inc.
 Engineer: Taylor & S. Consulting Engineers, Inc.

(This is a revised project description. Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,126 square foot two-story single-family residence of modular construction and a 489 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,615 square feet on the 9,464 square foot lot in the Hillside Design District is 74% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 006-12. The project was last reviewed by SFDB on August 1, 2011.)

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 for Final Approval with conditions:

- 1) Provide railing details.
- 2) Provide drainage details for the deck.
- 3) Show driveway slope on the plans.
- 4) Provide a color/materials board.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**B. 22 NICHOLAS LN****E-1 Zone**

Assessor's Parcel Number: 015-033-002
 Application Number: MST2011-00063
 Owner: Brian and Robin Kopeikin
 Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6-inches to 3 feet, new landscaping, new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Review after Final for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall. The maximum wall height will be maintained at 6 feet.)

Continued indefinitely and referred to Full Board.

FINAL REVIEW**C. 326 N ONTARE RD****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-151-008
Application Number: MST2012-00126
Owner: Ronald Morris Living Trust
Architect: Robert Pester

(Proposal for the removal of an existing 261 square foot, second-story deck on the north elevation and construction of a new 426 square foot, second-story deck on the east elevation for an existing 1,753 square foot, two-story residence with a 465 square foot attached garage. The project is located on an 8,495 square foot lot and is 64% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on April 9, 2012.)

Final Approval as submitted.

The ten-day appeal period was announced.

CONTINUED ITEM**D. 100 VIA TUSA****A-1 Zone**

Assessor's Parcel Number: 055-240-004
Application Number: MST2012-00130
Owner: Tasca Family Trust
Applicant: Myles Steimle

(Proposal to construct a new 9-foot by 21-foot swimming pool and associated pool equipment, and a new 5-foot tall and approximately 186 linear foot security fence. The property is currently developed with an existing 3,533 square foot, two-story residence with an attached three-car garage and a 471 square foot accessory building on a 2.36 acre lot located in the Hillside Design District. No alterations are proposed to the existing residence.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 16, 2012.)

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.

CONTINUED ITEM**E. 1024 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-312-006
 Application Number: MST2011-00361
 Owner: Silvia Corral
 Designer: Joaquin Ornelas

(Proposal to remove an as-built, 174 square foot second-floor bedroom and to permit an as-built 73 square foot second-floor wood deck and patio cover on an existing 1,611 square foot, two-story single-family residence with an existing 490 square foot, two-car carport on a 15,763 square foot lot. Proposal will address violations outlined in ENF2011-00351.)

(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 and continued indefinitely to Consent with conditions:

- 1) Show fence as proposed, note height and materials on the plans.
- 2) Show railing details.
- 3) Address all plan check comments in April 5, 2012 letter.

The ten-day appeal period was announced.

NEW ITEM**F. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
 Application Number: MST2012-00028
 Owner: Jeffrey Jones
 Designer: Don Gragg

(Proposal to construct a new two-story 2,693 square foot two-story single-family residence and an attached 475 square foot two-car garage located on a 2.8 acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio (FAR).)

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

Continued two weeks to Consent with comments:

- 1) Provide house and site sections for the Board to review the relationship of the house to the retaining wall; no detail on section for house is necessary.
- 2) Recommend two colors of house paint to add visual depth.
- 3) Study the garage door; an 8-inch recess is recommended for garage door and front door. Study the corbel design.
- 4) Study the design elements of the deck railing and drainage; show downspouts.
- 5) Study recessing *the windows*.

NEW ITEM**G. 1206 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-013
 Application Number: MST2012-00078
 Owner: Broderick Family Trust
 Architect: Hugh Twibell

(Proposal for a 195 square foot addition and interior remodel to an existing one-story, 1,292 square foot single-family residence. The proposal includes the removal of a window along the front elevation and attaching the detached, 110 square foot single-car carport to the existing residence. The proposed total development of 1,597 square feet located on an 11,680 square foot lot in the Hillside Design District is 41% of the maximum floor-to-lot-area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

Continued indefinitely to Consent with positive design comments; the project requires compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior to receiving Final Approval.

CONTINUED ITEM**H. 219 GRAY AVE****OC/HRC-2/SD-3 Zone**

(2:30) 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.)

(Final Approval of landscaping is requested. The project received Project Design Approval and Final Approval for architecture on April 16, 2012.)

Project Design Approval and Final Approval as submitted of the landscape plan 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 **Jim Zimmerman** and **Denise Woolery** (for Items D & H only).