



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, June 18, 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 – ABSENT  
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 – PRESENT UNTIL 3:47 P.M.)  
MICHELLE BEDARD, Planning Technician - PRESENT  
KATHLEEN GOO, Commission Secretary - PRESENT

**Website:** [www.SantaBarbaraCa.gov](http://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](http://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: Deisler, Woolery, Bernstein, Miller, and Zimmerman.

Members absent: Sweeney.

Staff present: Bedard, Limón (present until 3:47 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 June 4, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **June 4, 2012**, as amended.  
Action: Woolery/Zimmerman, 4/0/1. Motion carried. (Deisler abstained from Item #3), Sweeney absent).

**C. Consent Calendar.****Consent Calendar for June 11, 2012 was cancelled.**

Motion: Ratify the Consent Calendar for **June 18, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Denise Woolery** (for Item D).  
Action: Woolery/Bernstein, 4/0/1. Motion carried. (Sweeney absent).

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

1. As this was his last Board meeting, Ms. Bedard thanked Chair Glen Deisler for his 5 year of service to the Single Family Design Board.
2. Ms. Bedard announced the appointments for the Single Family Design Board will occur at City Council on June 26, 2012. The elections for Chair and Vice-Chair, and review of the current consent member rotation will occur on either the July 2 or July 16 SFDB hearing.
3. Ms. Bedard announced the two week postponement of agenda Item #1, 136 San Rafael Avenue to the July 2, 2012. The applicant completed a survey of the parcel and identified that a portion of the existing residence is located within the required front yard setback, and therefore the proposed alterations now include a requested zoning modification.
4. To verify availability, Ms. Bedard took a poll of members who would be able to attend the Monday, July 2, 2012, SFDB Full Board meeting just prior to the 4<sup>th</sup> of July Holiday. The results were as follows:
  - a) Sweeney – (Absent).
  - b) Bernstein – Tentative.
  - c) Miller – Present.
  - d) Woolery – Present.
  - e) Zimmerman – Not available.

**E. Subcommittee Reports: No subcommittee reports.****SFDB-CONCEPT REVIEW (CONT.)****1. 136 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-194-014  
Application Number: MST2012-00213  
Owner: Mairid Svensson Revocable Trust  
Designer: Robert Paul Design

(Proposal for a facade and interior remodel, and a 108 square foot first story addition to an existing two-story 1,877 square foot single-family residence and a 365 square foot attached two-car garage. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final**

**Approval. The project was last reviewed on June 4, 2012.)**

**Postponed 2 weeks at the Applicant's request to the July 2, 2012 meeting.**

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

**2. 1913 LAGUNA ST**

**E-1 Zone**

Assessor's Parcel Number: 025-391-020  
Application Number: MST2012-00200  
Owner: Hubert Leveque  
Architect: Peter Becker Architect

(Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).)

**(Second Concept Review. Comments only; project requires Environmental Assessment. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on June 4, 2012.)**

(3:12)

Present: Peter Becker, Architect; and Tom Henson, Associate.

Public comment opened at 3:23 p.m.

- 1) Bruce Stouffer (adjacent neighbor), expressed concerns regarding placement of the second story element in efforts to protect/preserve access to the natural sunlight. Is supportive of the current design as proposed for this cause; relocating the second-story from the current location as presented would cause loss of natural sunlight.

Public comment closed at 3:26 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the refined architectural style and general direction of the proposed project, and is supportive of the location of the building footprint on the parcel and the massing and location of the second-story element.
- 2) Study the trellis elements around the house, and provide details specifying the connections and integration to the wood beams and the windows.
- 3) Provide a color and materials board; provide a sample of the proposed aluminum windows for compatibility with the style of the house.
- 4) Provide a site landscape plan.
- 5) One Board member requested that the story poles remain in place for a couple extra days.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 15 FRANCISCO DR****A-1 Zone**

Assessor's Parcel Number: 055-141-012  
Application Number: MST2012-00214  
Applicant: Trish Allen  
Landscape Architect: Charles McClure  
Engineer: Samara Engineering  
Owner: Gerald and Patricia Frey Trust  
Owner: Phyliss Stewart, Trustee

(Proposal to repair and stabilize an area of slope failure, including removal of an existing, six foot high, 107 lineal foot pier supported wall, and replace with a new 107 lineal foot retaining wall varying in height from grade to a maximum of 8 feet with a new 3.5 foot high metal guardrail on top. Proposal also includes new landscaping, new drainage installations, and a six inch high, 30 lineal foot dispersal wall. Proposed grading includes 4,645 cubic yards of cut, 4,338 cubic yards of fill, and 307 cubic yards of export. A single-family residence currently exists on the project site. No new floor area is proposed. The project is located on an approximately 1.1 acre site in the Hillside Design District.)

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

(3:47)

Present: Trish Allen, Applicant; Charles McClure, Landscape Architect.

Public comment opened at 3:54 p.m. As no one wished to speak, public comment was closed.

A letter of concerns from Paula Westbury was acknowledged.

**Motion: Project Design Approval and Final Approval making the Neighborhood Preservation Ordinance and Grading Findings as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with conditions:**

- 1) The Board finds the height, color, and materials of the proposed wall and the proposed landscaping to be acceptable.
- 2) The Board finds the railing design and material acceptable, however requests that a detail be provided that the railing be a dark/natural color.
- 3) Provide drainage details of the dispersal wall.  
The Board made the grading findings and found that the proposed grading quantity is acceptable.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 80 SKYLINE CIR****E-1 Zone**

Assessor's Parcel Number: 041-151-003  
Application Number: MST2012-00206  
Designer: Ronald Hubbard, Design  
Owner: Andrew T. Lee

(Proposal for a 216 square foot one-story addition to an existing 1,336 square foot one-story, single-family residence and an attached one-car garage, located on a 7,405 square foot lot in the Hillside Design District. The alterations include converting the existing breezeway to a new enclosed entry addition and a new dining room addition, and alteration to the existing roofline. Other site improvements include a proposed new six-foot tall plaster garden wall, a new 3.5-foot tall plaster wall and driveway gate, and the existing "as-built" deck to be reduced to a 4-by 8-foot Juliet style balcony. The proposed total of 1,552 square feet is 51% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications and will address the violations identified in ZIR2011-00290.)

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

(4:11)

Present: Andrew T. Lee, Owner.

Public comment opened at 4:19 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the modest design proposal acceptable.
- 2) The Board finds the proposed modification is aesthetically appropriate and compatible with the neighborhood, and does not pose consistency issues with the Single Family Residential Design Guidelines.
- 3) The Board finds the gate and walls located in the front yard to be acceptable and compatible with surrounding neighborhood.
- 4) Provide a landscape plan for the front yard and clearly specify all hardscape and landscape areas, and provide landscaping to soften the appearance of the proposed walls.

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

**\*\* MEETING ADJOURNED AT 4:32 P.M. \*\***

**CONSENT CALENDAR (11:00 a.m.):****REVIEW AFTER FINAL****A. 1312 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-092-011  
Application Number: MST2010-00383  
Owner: Ian M. Jones  
Architect: Alex Pujo

(Proposal to construct a 312 square foot one-story addition to an existing 888 square foot one-story single-family residence and an existing 180 square foot detached one-car garage located on a 4,850 square foot lot in the Lower Riviera Special Design District. The proposed total of 1,380 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

**(Review After Final for changes to doors and windows, addition of skylights, and minor exterior alterations.)**

**Approval as submitted of the Review After Final.**

**The ten-day appeal period was announced.**

**REFERRED BY FULL BOARD****B. 1706 LA VISTA DEL OCEANO LN****E-1 Zone**

Assessor's Parcel Number: 035-480-062  
Application Number: MST2005-00021  
Owner: Vista Oceano La Mesa Venture, LLC  
Architect: Zehren and Associates

(Proposal for revisions to the previously approved project which result in a net addition of 370 square feet and approximately 180 square foot second level deck addition. The original project, which is currently under construction, is a new 3,525 square foot two-story, single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet, and is 93% of the guideline floor-to-lot area ratio (FAR).)

**(Approval is requested of Review After Final. Project was last reviewed on June 4, 2012.)**

**Approval as submitted of the Review After Final** (including the Board approval changes to the materials and cantilever comments on previous minutes on 06/04/12).

**The ten-day appeal period was announced.**

**FINAL REVIEW****C. 727 DOLORES DR****E-1 Zone**

Assessor's Parcel Number: 035-103-014  
Application Number: MST2012-00171  
Owner: Benson Family Trust  
Architect: Ron Sorgman  
Architect: Neal Sherman

(Proposal for a total of 279 square feet of one-story additions, and an interior remodel to an existing 2,684 square foot, two-story single-family residence. The proposal involves a new 55 square foot entry addition and a new 224 square foot one-story sun room addition at the rear of the residence. The proposed total of 2,963 square feet, located on a 9,448 square foot lot in the Hillside Design District, is 84% of the maximum required floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project received Project Design Approval on May 7, 2012. Project must comply with Tier 2 Storm Water Management Program (SWMP) prior to receiving Final Approval.)**

**Final Approval with conditions:**

- 1) Must provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.
- 2) Solar panels are not part of the approval, and shall be reviewed separately.

The ten-day appeal period was announced.

**FINAL REVIEW****D. 1050 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-032  
Application Number: MST2009-00208  
Owner: Mary Hegarty  
Architect: Peter Becker

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a contemporary style 2,426 square foot two-story single-family residence and attached 460 square foot two-car garage, a 368 square foot uncovered deck, and 304 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 2,886 square feet on the 27,569 square foot lot in the Hillside Design District is 60% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval of landscaping is requested. Project received Final Approval of architecture on June 8, 2009.)**

**Final Approval of landscaping, with the condition to revise plan detail #1, Sheet L-4, to show the details of the three steps, instead of the four steps.**

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery** (for Item D).