



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, December 3, 2012    David Gebhard Public Meeting Room: 630 Garden Street    3:00 P.M.**

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**BOARD MEMBERS:**

- DENISE WOOLERY, *Chair* - PRESENT
- FRED SWEENEY, *Vice-Chair* - PRESENT
- BERNI BERNSTEIN - ABSENT
- BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
- LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
- JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
- JIM ZIMMERMAN (Consent Calendar Architecture Representative) - 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 AT 3:50 P.M.
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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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.

**ATTENDANCE:**

- Members present:    Woolery, Sweeney, Miller, James, Pierce, and Zimmerman.
- Members absent:    Bernstein.
- Staff present:    Bedard, Limón (present until 3:55 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 November 5, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 5, 2012**, as submitted.

Action: Sweeney/Pierce, 6/0/0. Motion carried. (Bernstein absent).

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar for **November 26, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: James/Zimmerman, 6/0/0. Motion carried. (Lisa James opposed, Bernstein absent).

Motion: Ratify the Consent Calendar for **December 3, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: Sweeney/Pierce, 6/0/0. Motion carried. (Bernstein absent).

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

1. Chair Woolery read a statement about regarding sole proprietorships and Board member presentations.
2. Ms. Bedard announced the following changes to the agenda:
  - a) Agenda Item #2, 1047 Arbolado Road has been postponed two weeks to the December 17<sup>th</sup> meeting at the applicant's request.
  - b) Agenda Item #4, 1330 San Julian Place, will be moved forward in the agenda order to be reviewed in place of Agenda Item #2, at approximately 3:35 p.m.
3. Ms. Bedard made the following announcements:
  - a) Board member Bernstein would absent from tonight's meeting.
  - b) Board member Woolery will be presenting for Agenda Item #1, 1512 Shoreline Drive, as a sole-proprietorship representative, and therefore stepping down from that item.
  - c) Board member Zimmerman will be presenting for the new Agenda Item #4, 1330 San Julian Place, as a sole-proprietorship representative, and therefore stepping down from that item.
  - d) Jaime Limón, Design Review Supervisor, will be making a follow-up presentation on the Design Review process for Tea Fire projects at a future Board meeting.

**E. Subcommittee Reports:** No subcommittee reports.

**PROJECT DESIGN REVIEW****1. 1512 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-012

Application Number: MST2012-00328

Owner: William Russ

Designer: Robert Paul Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks and a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

**(Project Design Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on September 10, 2012.)**

Actual time: 3:17 p.m.

Present: Robert Foley, Agent for Owner; and Denise Woolery, Landscape Architect.

Public comment opened at 3:41 p.m.

- 1) Kevin Hansen; expressed concerns regarding size, bulk, and scale, ceiling and total heights, and preservation of his private ocean view.
- 2) Ingrid Selerbertl; expressed concerns regarding vegetation privacy screening from her adjacent home, and preservation of her private ocean view.

Vice-Chair Sweeney clarified the Board's purview regarding jurisdiction, private views, and privacy issues.

An email of concerns was acknowledged from Cynthia Price regarding the proposed development moving closer to her property line, the proposed decks, and potential loss of her private outdoor use.

Public comment closed at 3:50 p.m.

Straw vote: How many Board members could support the rear second-story deck as proposed? 3/2 (passed).

**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 conditions:**

- 1) The Board had positive comments regarding the project's consistency and appearance; neighborhood compatibility; acceptable quality of architecture and materials; and the proposed landscaping, including the proposed trees, will be an asset and help soften the building.
- 2) The Board finds that the second-story deck off bedroom #2, at the north east corner is adequately screened at the 15-foot guideline for the rear property line; and the proposed east side 5-foot high planter wall and planter bed provides adequate privacy screening for both the applicant and the adjacent neighbors.
- 3) This project is subject to the following permanent Conditions of Approval:
  - A. The usable deck area of the second story deck off of bedroom #2 may never be expanded beyond the proposed 6-foot by 6-foot dimensions.
  - B. The deck planters and the 5-foot high planter wall, on the second level deck off of bedroom #2, must always remain planters, and the plantings must always be maintained in order to maximize privacy. (See sheet A-2.1)
  - C. The site landscaping shall be maintained as a condition of approval to maintain and enhance privacy screening for both this residence and the adjacent parcels.
- 4) The Board finds the proposed uncovered off-street parking space is acceptable as it is adequately screened from public view. The distance of the parking space from Shoreline Drive and the proposed landscaping shall be as shown on the plans.
- 5) The Board finds that location and size of the eastern windows to be acceptable as the proposed obscure and stained glass material will allow for both light into the residence and ensure adequate privacy for the adjacent neighbors.
- 6) Applicant to provide compliance with Tier 2 Storm Water Management Plan (SWMP) requirements prior to submitting for Final Approval.

Action: Zimmerman/James, 5/0/0. Motion carried. (Woolery stepped down, Bernstein absent).

The ten-day appeal period was announced.

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **2. 1047 ARBOLADO RD**

**E-1 Zone**

Assessor's Parcel Number: 019-241-011  
 Application Number: MST2012-00345  
 Owner: Hodson 2000 Family Trust  
 Designer: Douglas Reed

(Proposal for a new 366 square foot two-story addition and a 146 square foot basement addition to an existing 1,424 square foot two-story residence and a detached 477 square foot two-car garage. The proposal includes minor façade alterations, a new exterior spiral stair case, and 100 cubic yards of grading. The existing oak tree and site walls will remain. The proposed total of 2,047 square feet, includes a basement reduction, and is 52% of the maximum required floor-to-lot area ratio (FAR).)

**(Comments only; project requires environmental assessment.)**

**Postponed two weeks at the applicant's request.**

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **3. 32 E ISLAY ST**

**E-1 Zone**

Assessor's Parcel Number: 027-102-005  
 Application Number: MST2012-00440  
 Owner: Arthur Denk  
 Architect: Paul Zink

(Proposal to construct a 275 square foot one-story addition and a new 460 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 280 square foot one-car garage. A new 190 square foot second floor deck is proposed. The proposed total of 2,485 square feet, located on a 6,080 square foot lot, is 92% of the required floor-to-lot area ratio (FAR). 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.)**

Actual time: 5:11 p.m.

Present: Paul Zink, Architect; and Arthur Denk,  
 Owner.

Public comment opened at 5:22 p.m.

- 1) Phil Morreale, (submitted letter & photographs), opposition; expressed concerns regarding neighborhood incompatibility with neighborhood preservation, privacy issues, and incompatible size, scale, bulk and massing.
- 2) Mike Deluca, opposition; adjacent neighbor with privacy concerns regarding the proposed second-story deck.

Emails and letters of expressed concerns from Phil Morreale, and Monte Fligsten were acknowledged.

Vice-Chair Sweeney clarified the Board's purview regarding jurisdiction, private views, and privacy issues.

Public comment closed at 5:28 p.m.

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

- 1) Applicant is encouraged to reduce the floor-to-lot area ratio closer to the 85% required maximum FAR.
- 2) Study the proposed second-floor location and configuration for a balanced and integrated addition to the original residence.
- 3) Study the placement of windows and the balcony to ensure adjacent neighbor privacy; study placement and style of windows to match the original early 1900s configuration and style.
- 4) Study providing landscape plantings to provide privacy screening to the east and south adjacent neighbors; provide a solution to the existing Eugenia hedge.

Action: Sweeney/Miller, 6/0/0. Motion carried. (Bernstein absent).

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

**CONCEPT REVIEW - NEW ITEM**

**4. 1330 SAN JULIAN PL**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-143-008  
 Application Number: MST2012-00408  
 Owner: Janice and Robert Kopf, 2001 Trust  
 Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). 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.)**

Actual time: 4:35 p.m.

Present: Jim Zimmerman, Architect; Janice and Robert Kopf, Owners; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:47 p.m. As no one wished to speak, public comment was closed.

Letters of concern from Cynthia Juneau & Christine McDonald, and Sarah Craig were acknowledged.

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

- 1) The Boards finds the approach to provide a garden on the existing non-conforming roof and the proposed second-level deck to be acceptable.
- 2) The Board is supportive of the layout of the second-story addition above the garage.
- 3) The Board finds the placement of proposed second-story windows acceptable as the placement and size ensures privacy to the adjacent neighbors.
- 4) The Board struggles with the style and the mass of the proposed second-story addition and encourages the applicant to return to the Board with a revised roof design that is more in keeping with the original architecture of the house.
- 5) The Boards finds that the proposed 88% of maximum FAR is acceptable for this lot given that it is a corner lot.

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

**\*\* MEETING ADJOURNED AT 5:55 P.M. \*\***

**CONSENT CALENDAR (11:00 a.m.):****FINAL REVIEW****A. 30 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-130-028  
 Application Number: MST2011-00215  
 Owner: David Darren Long  
 Architect: ARCHArt, Inc.

(Proposal to construct a new three-level 3,699 square foot residence, including a 518 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for a requested zoning modification. The proposed total of 3,699 square feet, located on a 23,091 square foot lot, is 79% of the guideline floor-to-lot-area ratio (FAR).)

**(Final approval of architecture and landscaping is requested.)**

**Final Approval of architecture and landscaping as submitted.**

The ten-day appeal period was announced.

**PROJECT DESIGN AND FINAL REVIEW****B. 2038 CIELITO LN****A-1 Zone**

Assessor's Parcel Number: 021-082-025  
 Application Number: MST2012-00415  
 Owner: Robert Eberhardt  
 Architect: Jeffery Stoutenborough

(Proposal to permit the following "as-built" alterations: add three new windows; replace windows on upper and lower level; convert 54 square feet of crawl space to floor area for interior stairs; replace front entry door; and reconstruct exterior stairs. The proposal will address violations identified in enforcement case ENF2012-00520.)

**(Project Design and Final Approval is requested.)**

**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 one week to Consent with comments:**

- 1) Provide window details and a window schedule.
- 2) Provide a color photograph of the proposed new windows next to the existing window that is to remain to confirm the colors to match the existing.

The ten-day appeal period was announced.

### **PROJECT DESIGN AND FINAL REVIEW**

#### **C. 980 & 1000 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-050-059 & 021-050-063

Application Number: MST2012-00402

Owner: Barry Semler

Owner: Travis S. Shannon

Agent: Brent Daniels

Landscape Architect: Charles McClure

(Proposal to obtain a new approval for previously approved site walls, fence, pillars, and gates located on two parcels at 980 and 1000 W. Mountain Drive. The proposal for minor design alterations to the previously approved walls and gate design on 980 W. Mountain Drive; the design changes include a five-point stone pattern and wrought iron design details. The original project received Staff Hearing Officer approval (Resolution No. 016-07) and ABR approval in MST2004-00498.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 016-07. Action may be taken if sufficient information is provided.)**

**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.**

The ten-day appeal period was announced.

### **CONTINUED ITEM**

#### **D. 811 MIRAMONTE DR**

**E-1 Zone**

Assessor's Parcel Number: 035-050-033

Application Number: MST2012-00448

Owner: Amy Lynn Meyer

Contractor: California Pools & Spas

Applicant: Myles Steimle

(Proposal to construct a new 30' x 12' pool and spa. The existing 1.22 acre lot located within the Hillside Design District is currently developed with an existing single-family residence. The proposal involves approximately 50 cubic yards of grading to be balanced on site. New associated pool hardscape to be completed under a separate future permit.)

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

**Project Design Approval and Final Approval as noted on Plan Sheets #1 and #2 to provide drip irrigation at landscaped areas, 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. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004  
Application Number: MST2012-00449  
Owner: Allison Armour  
Applicant: Myles Steimle  
Contractor: California Pools & Spas

(Proposal to construct a new 30' x 15' foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) is currently under review for alterations to the existing residence.)

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

**Continued indefinitely to Consent Calendar with comments:**

- 1) Show access road.
- 2) Show existing walls, fences, and steps.
- 3) Provide scaled plan elevations and sections.
- 4) Provide additional photographs and an aerial photograph of the site.
- 5) Provide surveyed plans.

**NEW ITEM****F. 1816 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-152-020  
Application Number: MST2012-00437  
Owner: William Bailey  
Applicant: Morando Design

(Proposal to address violations of ENF2012-00719 by demolishing the 'as-built' tandem garage and trash enclosure located within the required setbacks. The proposal includes providing two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. Approximately 500 square feet of new permeable paving is proposed. The 6,250 square foot lot is currently developed with an existing one-story, 1,200 square foot, single-family residence to remain, and is 44% of the guideline floor-to-lot area ratio (FAR). The existing pepper tree is proposed to remain.)

**(Project requires compatibility analysis and findings for the exception request for two-uncovered parking spaces. Action may be taken if sufficient information is provided. Project was postponed one week on November 26, 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, and compliance with Section 5 of the Single Family Design Board Guidelines for the two uncovered parking spaces exception request.**

The ten-day appeal period was announced.

**NEW ITEM****G. 80 CHASE DR****E-1 Zone**

Assessor's Parcel Number: 015-020-005  
Application Number: MST2012-00461  
Owner: Hari and Mina Mahadevan  
Architect: Shubin & Donaldson

(Proposal for a remodel to an existing one-story, 2,739 square foot, single-family residence, located on a 21,780 square foot lot in the Hillside Design District. The proposal includes the demolition of 2,340 square feet of existing ground level concrete decks to be replaced with a new 943 square foot wood deck, spa, and fire pit in the remaining front yard, and a new 851 square foot wood deck at the rear of the residence. Other alterations include the replacement of windows, doors, and exterior stairs, a new chimney, HVAC unit, spa equipment, fencing and gates, and new planters. The proposal includes the removal and replacement of one tree. Parking is provided by an existing 416 square foot detached two-car garage to remain. The floor-to-lot area ratio for the existing residence and garage is 67%.)

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

**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 the condition to indicate landscaping in new planters.**

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.