



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 1, 2013

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, Commission Secretary

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 Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:06 p.m. by Tony Boughman. Board agreed to elect Denise Woolery as chair pro-temp, and to postpone electing a new chair 2 weeks.

ATTENDANCE:

Members present: Woolery, Bernstein (at 3:13), Miller, James, Pierce, and Zimmerman.
Members absent: Sweeney.
Staff present: Boughman, and Rogers O'Reilly.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **June 17, 2013**, as submitted.

Action: Miller/James, 5/0/0. (Bernstein and Sweeney absent.)

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **June 24, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

Action: James/Pierce, 5/0/0. Motion carried. (Bernstein and Sweeney absent.)

Motion: Ratify the Consent Calendar of **July 1, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.

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

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

a. Mr. Boughman made the following announcements:

a) Board member Sweeney will be absent from today's meeting.

b) Board member Bernstein will be late to today's meeting.

b. Board member James reported on the Council Ordinance Committee meeting regarding fences, screens, walls and hedges.

E. Subcommittee Reports.

None.

PROJECT DESIGN REVIEW**1. 1110 ALAMEDA PADRE SERRA****E-1 Zone****(3:10)**

Assessor's Parcel Number: 019-242-022

Application Number: MST2011-00282

Owner: Traci Marie Kelemen

(Proposal to address violations listed in enforcement case ENF2009-00392 which involves a series of site work and minor alterations to the existing, 1,791 square foot, single-family residence, located on a 9,413 square foot lot in the Hillside Design District. The proposed project includes permitting the 'as-built' conversion of the carport to a 420 square foot, two-car, garage, provide a new uncovered on-site guest parking space, replace the existing concrete driveway with a new permeable driveway, revise the existing front entry with new porch, steps, and pathway, demolish the existing 'as-built' site retaining walls and construct a series of new engineered site retaining walls, a new driveway gate, and a new wood fence along the north and east property line. The proposed project includes a total of 405 cubic yards of site grading. A Public Works encroachment permit is being pursued for the replacement of an 'as-built' retaining wall located within the public right-of-way.)

(Project Design Approval requested. The project was last reviewed on September 24, 2012.)

Actual time: 3:12 p.m.

Present: Patrick and Traci Kelemen, Owners.

Public comment opened at 3:24 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 comments:

- 1) Provide an alternative proposal for front stone at the street level. Clarify how that will tie in with the existing stone wall and new material to the third wall adjacent to the house.

- 2) The Board had positive comments regarding consistency and appearance, neighborhood compatibility and quality of architecture and materials.
- 3) Consider replacing the yucca located at the edge of the CMU wall with a different type of specimen that does not have such invasive roots.
- 4) 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; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.

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

PROJECT DESIGN REVIEW

2. 3425 SEA LEDGE LN

A-1/SD-3 Zone

(3:40)

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 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,566 square feet of one- and two-story additions, a new 449 square foot basement addition, demolition of the existing 393 square foot garage to be replaced with the construction of a new, 451 square foot, two-car garage. A new, 264 square foot, one-car carport, and an 'as-built' approximately 1,072 square foot deck is also proposed. The project includes 240 cubic yards of cut, 180 cubic yards of fill, and 160 cubic yards of export. The proposed total of 3,826 square feet, includes a 100% basement floor area reduction, is 87% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a requested Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

(Project Design Approval is requested. Project requires compliance with Planning Commission Resolution No. 008-13. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed by SFDB on August 21, 2012.)

Actual time: 3:53 p.m.

Present: Russell Banko, Designer; and Jacques Habra, Owner.

Ms. Brodison announced that the project has received Planning Commission approval.

Public comment opened at 4:07 p.m.

- 1) Chris Hahn, attorney, speaking for Chris Bastial, opposition; expressed concerns regarding size, bulk and scale, safety of unstable hill, privacy, street width and encroachment of private easement.

Public comment closed at 4:12 p.m.

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 conditions:

- 1) Positive comments regarding size, bulk and scale, neighborhood compatibility and quality of materials.
- 2) Place north arrows on the plans.
- 3) Provide illumination of where ice plant area is and what plant materials you will be using to replace it. Specify location of the retention basin.
- 4) Meet with neighbor to address and confirm the soil and easement issues.

Action: James/Zimmerman, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

3. 1123 MANITOU RD

R-1 Zone

(4:10) Assessor's Parcel Number: 041-010-035
 Application Number: MST2013-00197
 Owner: Brad Vernon
 Designer: Jason Grant

(Proposal to construct a new, 2,331 square foot, two-story, single-family residence and an attached, 485 square foot, two-car, garage, located on a vacant, 28,750 square foot, lot in the Hillside Design District. the proposal includes 120 cubic yards of site grading to be balanced on site. The proposed total of 2,816 square feet is 59% of the guideline floor-to-lot area ratio (FAR). The proposed development must comply with conditions of the Planning Commission Resolution No. 054-01, for an eight (8) lot subdivision, approved on September 27, 2001.)

(Project Design Approval is requested. The project was last reviewed on June 3, 2013. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 4:38 p.m.

Present: Jason Grant, Designer; and Brad Vernon, Owner.

Public comment opened at 4:46 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 two weeks to the Consent with comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, historic Tree or Landmark Tree.
- 2) Provide colors and materials board.
- 3) Provide paving details.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 213 LOYOLA DR****E-3/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 045-125-006
Application Number: MST2013-00214
Owner: Fergusson, Tara Anne
Applicant: Adele Goggia
Architect: Harrison Design Associates

(Proposal to construct a new, 662 square foot, two-story, addition to an existing 1,583 square foot, one-story, single-family residence with an attached, 503 square foot, two-car, garage, located on a 8,136 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes a new 234 square foot second level deck. The proposed total of 2,748 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. The project was last reviewed on June 17, 2013. The project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 4:49 p.m.

Present: Adele Goggia, Designer.

Public comment opened at 4:53 p.m. As no one wished to speak, public comment was closed.

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 comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) Verify that story pole installation was certified.

Action: Zimmerman/James, 6/0/0. Motion carried. (Sweeney absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 828 SUMMIT RD****A-2 Zone**

(4:50) Assessor's Parcel Number: 015-172-023
Application Number: MST2013-00252
Owner: Maricel Hines
Architect: Jose Luis Esparza

(Proposal for a façade remodel, construction of a new, 1,557 square foot, one-story addition, and a new, 116 square foot, two-story addition, to an existing 1,388 square foot, two-story, single-family residence, located on a 40,510 square foot lot in the Hillside Design District. The proposal includes a new, 498 square foot, one-story, accessory building, a new, 232 square foot, roof-top deck, a new, 116 square foot, second-level deck, and demolition of 141 square feet of the existing 633 square foot main-level deck. A total of 532 cubic yards of site grading is proposed. The proposed total of 4,145 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2013-00164 and ZIR2013-00083.)

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

Actual time: 5:01 p.m.

Present: Jose Luis Esparza, Architect.

Public comment opened at 5:15 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the general floor plan layout; consider simplification of the living/dining room/kitchen area.
- 2) Study the foyer room area, with the suggestion to widen it.
- 3) Study the spiral staircase area in relationship to the windows.
- 4) Study the proportions of the windows and doors, especially on the north elevation.
- 5) Study either eliminating the deck or revising to find a more integrated design solution.
- 6) Study the architecture, in particular on the left side of the home, to avoid the "stacking" feel.
- 7) Study proportions of the beams.

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

FINAL REVIEW**6. 32 E ISLAY ST****E-1 Zone**

(5:20) Assessor's Parcel Number: 027-102-005
Application Number: MST2012-00440
Owner: Arthur Denk
Architect: Paul Zink

(Proposal to construct a 217 square foot, one-story, addition and a new 405 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, 317 square foot, one-car garage. A new 45 square foot second-floor balcony is proposed. The proposal includes two new trees in the rear yard; a new, 76-linear foot, 8-foot tall, wood fence along the rear property line; the existing hedge, located along the rear and side property line, is to be maintained. The proposed total of 2,409 square feet, located on a 6,080 square foot lot, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Final Approval is requested. Project Design Approval was granted at the last review on April 8, 2013.)

Postponed indefinitely due to loss of quorum.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Brian Miller and Lisa James.

REVIEW AFTER FINAL

- A. 1661 SHORELINE DR** **E-3/SD-3 Zone**
Assessor's Parcel Number: 045-173-040
Application Number: MST2012-00489
Owner: Snowden Family Trust
Architect: Robert Klammer
Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing, one-story, 2,462 square foot, single-family residence and attached, 421 square foot, two-car, garage, located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new, 8-foot tall, wall and new, 6-foot tall, gates.)

(Review After Final to add stone veneer to the front entry walls, add a new trellis and pillars at the entry gate; window and door alterations on the south elevation; and add new stone veneer to the existing chimney.)

Approved as submitted of Review After Final.

FINAL REVIEW

- B. 254 SAN JULIAN** **E-3/SD-3 Zone**
Assessor's Parcel Number: 045-144-023
Application Number: MST2013-00089
Owner: Frank Jerauld Dittiro
Designer: Jason Grant

(Proposal to construct a new, 606 square foot, second story addition, and 443 square feet of first floor additions, to an existing, one-story, 1,376 square foot, single-family residence, including an existing, attached, 370 square foot, two-car, garage. The proposal includes an interior and façade remodel, a 39 square foot entry porch addition, and a new, 140 square foot, deck. The proposed total of 2,425 square feet, located on a 6,776 square foot lot within the non-appealable jurisdiction of the Coastal Zone, is 84% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval is requested. Project requires compliance with the Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

Final Approval as submitted.

NEW ITEM**C. 822 SOLEDAD AVE****R-1 Zone**

Assessor's Parcel Number: 031-060-028
Application Number: MST2013-00249
Owner: Shelley Hurst
Agent: Charles Travis

(Proposal to construct a new, 792 square foot, one-story, addition to an existing, 1,466 square foot, one-story, single-family residence, and a new, 212 square foot, covered porch. The proposal includes the demolition of an existing storage shed and one-car garage and construction of a new, detached, 400 square foot, two-car garage. The proposed total of 2,658 square feet, located on a 13,915 square foot lot, is 63% of the maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

A letter of concern from Frederick W. Dahlquist and Mrs. Patricia Lambert was acknowledged.

Public comment from Frederick Dahlquist; expressed concerns with location of the parking garage; preference would be to find an alternate design solution to maximize natural light and air into the bedroom windows.

Referred two weeks to Full Board (due to size of project) with comments:

- 1) Study reducing the finish floor of the garage.
- 2) Study reducing the roof pitch.

NEW ITEM**D. 539 OWEN RD****A-2 Zone**

Assessor's Parcel Number: 015-202-015
Application Number: MST2013-00258
Owner: Bruce W Wiechert
Applicant: Loge Design

(Proposal for a new, 16.5 square foot, covered front entry addition and to permit the 'as-built' 145.5 square feet of single-story additions, to an existing 1,618 square foot, one-story, single-family residence, with an existing, detached, 361 square foot, two-car garage. The proposed total on-site development of 2,141 square feet, located on a 19,166 square foot parcel in the Hillside Design District, is 49% of the guideline floor-to-lot-area ratio (FAR).)

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

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 2 weeks to Consent for Final Approval with comments:

- 1) Study the location and configuration of the roof framing details at the front entry.
- 2) Provide compliance with Tier 2 Storm Water Management Program.
- 3) Provide roof details.
- 4) Provide details of the transom window.

**** MEETING ADJOURNED AT 5:35 P.M. ****