



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, August 26, 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](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 Videos* tab.

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:01 p.m. by Chair Woolery.

**ATTENDANCE:**

Members present:      Woolery, Sweeney, Bernstein (at 3:55p.m.), Miller, James, and Zimmerman.  
Members absent:      Pierce.  
Staff present:      Bedard, Shelton, Limón, Riegle, 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 **August 12, 2013**, as amended.

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

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **August 19, 2013**. The Consent Calendar was reviewed by Brian Miller and Jaime Pierce.

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

Motion: Ratify the Consent Calendar of **August 26, 2013**. The Consent Calendar was reviewed by Brian Miller and Lisa James.

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

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

a. Ms. Bedard explained the new CEQA requirements to the Board. Ms. Shelton provided a background of the process.

## E. Subcommittee Reports.

No subcommittee reports.

**CONCEPT REVIEW - NEW ITEM****1. 521 SANTA BARBARA ST****C-M Zone****(3:10)**

Assessor's Parcel Number: 031-201-009

Application Number: MST2013-00332

Owner: Reh Property, LLC

Applicant: SolForce

(Proposal to install a 9.045 kW rooftop solar photovoltaic system on an existing, 751 square foot, two-story, single-family residence. Also proposed is to replace the existing 100 amp meter main panel with a new 150 amp meter main panel in the same location. The parcel is currently under construction for a new single-family residence under BLD2012-00553.)

**(Referred from Consent on August 19, 2013. Action may be taken if sufficient information is provided.)**

Actual time: 3:17 p.m.

Present: John Abraham Powell, Applicant.

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval and Final Approval with conditions, 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 for final details.**

1) Solar panels on the south facing roof should be consistent in modular appearance and should be anchored as closely as possible to the roofing system.

2) Provide details regarding the locations and how the plumbing jack and roof vents will be dealt with.

3) The Board would prefer the panels and supporting structures, shown on the north roof elevation, to be painted to match the roof and/or black to match the solar panels.

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

**REVIEW AFTER FINAL****2. 616 E VALERIO ST****R-2 Zone**

**(3:30)** Assessor's Parcel Number: 027-270-003  
Application Number: MST2013-00030  
Owner: Catherine Edwardson  
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

**(Review After Final to remove the exterior stairs at the laundry room, add a new set of exterior stairs at the rear deck, relocate an existing site gate, revised doors on the south elevation, revised guard rails and surface decking material, revised bay window on the east elevation, and revised roof color.)**

Actual time: 3:55 p.m.

Present: Adele Goggia, Designer.

Public comment opened at 4:01 p.m. As no one wished to speak, public comment was closed.

**Motion: Approval of Review After Final and continued one-week to consent with for final details:**

- 1) The Board approves of the following changes:
  - a. Elimination of the existing laundry room stairs.
  - b. Color changes.
  - c. Changes in the deck and door materials.
  - d. Change in roof color.
- 2) The Board may accept, with details provided, a combined cable rail system which would include substantial vertical wood posts, wood caps and railing, as reflected by the photograph presented by the applicant that shows a wood railing system with vertical pickets at the second floor balconies.

Action: Sweeney/Bernstein, 5/1/0. Motion carried. (Woolery opposed, Pierce absent).

**SFDB-CONCEPT REVIEW (CONT.)****3. 2430 CALLE ALMONTE****E-1 Zone****(3:50)**

Assessor's Parcel Number: 041-412-012  
Application Number: MST2013-00020  
Owner: Farzeen & Venus Nasri Trust  
Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 170 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

**(Fourth concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on May 6, 2013.)**

Actual time: 4:17 p.m.

Present: Dawn Sherry, Agent; and Nasri Farzeen, Owner.

Public comment opened at 4:32 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) With regard to the existing non-conforming garage, and the proposed new roof deck above the garage, that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) The Board finds that a site landscape plan is not required for this application.
- 3) The Board accepts the changes to the bathroom windows on the second floor.
- 4) The Board accepts the square footage of the balcony.
- 5) The Board is in favor of the second story elevation change presented on Sheet A-5.
- 6) A majority of the Board finds that a Planter on top of the garage would be awkward, and may pose drainage issues.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 438 CONEJO RD****A-1 Zone**

**(4:25)** Assessor's Parcel Number: 019-061-013  
Application Number: MST2013-00336  
Owner: Luis Fernandez  
Architect: Jose Luis Esparza

(Proposal to construct a three-story, 1,997 square foot, single-family residence and an attached 400 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of six (6) existing trees, new site walls and decks, 299 cubic yards of on-site grading, and 242 cubic yards of export. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,397 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 83% of the maximum required floor to lot area ratio (FAR).)

**(Concept review only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)**

Actual time: 4:42 p.m.

Present: Jose Luis Esparza, Architect; and Luis Fernandez, Owner.

Public comment opened at 4:53 p.m.

Letters of expressed concerns from Sam Masooman and Keith Wright were acknowledged.

- 1) Brian Milburn, opposition; expressed concerns regarding mass, size, bulk and scale, and neighborhood compatibility. Suggested story poles be erected.

Public comment closed at 4:57 p.m.

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

- 1) The Board is ok with the proposed removal of the palm trees.
- 2) Consider a terraced approach to the site plan grading, particularly as the Tier 3 Storm Water Management Program requirement is addressed.
- 3) Provide elevations of proposed retaining walls in and around the site.
- 4) Provide site sections that include the relationship to the two-story residence above the site and some understanding of what may occur on the two vacant lots on either side of the lot. Also include the relationship to the proposed exterior deck on the south side.
- 5) The Board finds the overall size, scale and bulk to be too large, and looks forward to reductions in the overall square footage and floor plan configuration. The Board discussed methods to consider eliminating square footage from within the required setbacks on the second and third floors.
- 6) Board could support some encroachment of the first floor into the required 15 foot and 35 foot setbacks, however not as currently presented.
- 7) Study reducing the size of the deck, and provide sections of the deck so we understand how the roof and retaining walls meet the deck.
- 8) The Board does not discourage a third floor master bedroom. However, study a smaller third floor that would not encroach on the 15 foot required setback, and consider a resolution that would create an ability to step up to the required 1,250 square feet of open yard space.

- 9) Study the proportions and scale of the elevations.
- 10) Study the massing over the garage as it is too large.
- 11) The size/exposure of stucco retaining wall is too large. Using a terracing approach could help with this.
- 12) Study the proportions of the front door opening.
- 13) Study the column and corbel on the small exterior patio on the first floor.
- 14) Study window, sizes, fenestrations and locations.
- 15) Provide a landscape plan in conjunction with the approach of terracing, and include how exposed retaining walls will be treated.
- 16) Have discussions with the neighbors, particularly the owners of the undeveloped, adjacent, properties (434 & 444 Conejo), as well as the owners of 352 Conejo Rd.
- 17) Study stepping back the second and third floor.

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

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

#### **5. 1727 SANTA BARBARA ST**

**E-1 Zone**

**(5:05)**

Assessor's Parcel Number: 027-111-017  
 Application Number: MST2013-00276  
 Owner: Peter & Dorian Hirth  
 Engineer: Windward Engineering  
 Applicant: Ken Dickson  
 Architect: Mark Wienke  
 Landscape Architect: Barefoot Designs

(This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces the original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.)

**(Third concept review. Action may be taken if sufficient information is provided. The project was last reviewed on August 12, 2013. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption prior to Project Design Approval.)**

Actual time: 5:33 p.m.

Present: Mark Weinke, Architect.

Public comment opened at 5:47 p.m.

- 1) Mary Suding; thanked the Board for their efforts and expressed some concern with the north elevation, the front entrance and the front portion of the garage. Is ok with the FAR.
- 2) Phil Suding; agreed with Mary Suding's comments.
- 3) Scott Armstrong, contractor for the project; explained some of the project's history from the owners' perspective.

Public comment closed at 5:54 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 Full Board with comments:**

- 1) The Single Family Design Board finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA certificate of determination on file for this project.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 3) Neighborhood compatibility is met when considering that Santa Barbara St. has a variety of architectural styles.
- 4) The landscape plan presented has been worked out in detail with adjacent property owners. The Board finds the landscape plan to be compatible with the neighborhood.
- 5) The Board would encourage that when the City reviews the Fences, Screens, Walls and Hedges Ordinance (SBMC 28.87.170), the City allow the Board to have some flexibility to encourage in this case the higher hedge and wall components, due to the historical context of the block. (\*Note a separate application will be pursued for a zoning modification to rebuild new, over-height, pillars to replace the original pillars and gate which were previously removed.)
- 6) Study the window and venting elements on the front elevation at the garage.
- 7) Study the prominence and embellishment of front entry door.
- 8) Study how the front door relates to the Juliette balcony above it.
- 9) The Board finds the arched element with the covered patio area on the rear elevation to be acceptable.
- 10) The general height is acceptable.
- 11) The Board appreciates the scale and proportions of front entry massing & recognizes that it's below the previously allowed building height.
- 12) Study the wood Mirador. Consider using some dimension of solid paneling at the base.
- 13) Study detailing of vertical and horizontal elements that create window fenestration.
- 14) Study sizes and shapes of the smaller windows on the right elevation. Reduce and study the number and location of square windows, included in all facades, but particularly on the elevation that encloses the staircase to the second floor.
- 15) Study windows shown on the right elevation that encompass the passageway between the garage and main house. Further recess the windows in the wall to emphasize the scale and thickness of the wall.
- 16) Study the chimney cage element; study a smaller design.

Action: Sweeney/Zimmerman, 5/1/0. Motion carried. (Miller opposed, Pierce absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1565 LA CORONILLA DR****E-1 Zone**

**(5:35)** Assessor's Parcel Number: 035-302-003  
Application Number: MST2013-00330  
Owner: Mortgage Deeds, LLC  
Architect: Jason Grant

(Proposal to construct a two-story, 3,264 square foot, single-family residence with a detached, 441 square foot, two-car garage, located on a vacant, 17,957 square foot lot in the Hillside Design District. The proposal includes new site retaining walls and steps, and 120 cubic yards of grading beneath the proposed building footprint. The proposed total of 3,705 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

**(Concept review. Action may be taken if sufficient information is provided. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption prior to Project Design Approval.)**

Actual time: 6:28 p.m.

Present: Jason Grant, Architect; and Chuck McClure, Landscape Architect.

Public comment opened at 6:39 p.m.

- 1) John Paullin, opposition; expressed concerns regarding neighborhood compatibility, accuracy of the site survey, preservation of private views, topography and elevation of site, and the side yard setbacks as compared to the CC&R requirements.
- 2) Paul Straede, opposition; expressed concerns regarding soil stability, choosing an appropriate landscape plan and neighborhood compatibility (prefers a tile roof).
- 3) Tim Putz, opposition; expressed concerns regarding neighborhood compatibility (prefers a tile roof), and suggested story poles may be a good idea.
- 4) Erika Adler, opposition; expressed concerns regarding preservation of private views, privacy, neighborhood compatibility, placement of the detached garage, the lack of screening (would like more green screening), and roof material.
- 5) Cathie McCammon, co-president of the La Mesa Neighborhood; called to express her concerns regarding the FAR, the slopes and unstable soils, and the ingress and egress to the property.

Public comment closed at 6:55 p.m.

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

- 1) The Board recognizes that the access to the site has been identified by the nature of the development of the area via the access easement driveway that currently exists, and that it provides access to two additional adjacent properties. However, it is noted that the Board does not attest to the legality of professionally prepared surveys.
- 2) Study the slough area of lower portion of the site facing La Coronilla. Consider a terracing approach even if it requires a modification for fence and wall heights.
- 3) Study a possible revised stair case entry area as requested by the Fire Department.
- 4) Study the shape and configuration of the house to form cascading elements to perhaps reduce size, bulk, and scale, and obtain the best possible views for the property as well as being considerate to preserve, as best possible, the views of the adjacent residences.

- 5) Study placement of the detached garage at the opposite side, and study how to best integrate it into the existing site, and as best possible preserve the views of the uphill neighbor.
- 6) Consider reduction and different location of the exterior deck. The Board is not supportive of such a large deck; discussion involved smaller decks in various locations, depending on the revised site plan configuration.
- 7) The Board will reserve the decision regarding story poles based on the outcome of the next review.
- 8) The Board encourages the applicant to study the mentioned CC&Rs in regards to possible further setback requirements.
- 9) Study whether the Eucalyptus trees should remain.
- 10) The Board encourages some consideration of a Spanish style solution, although the Board may also be able to support another style.

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

**CONSENT CALENDAR (11:00 A.M.)****FINAL REVIEW****A. 1315 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-017  
Application Number: MST2013-00209  
Owner: Carol Crow Ostroff Trust  
Architect: Eric Swenumson

(Proposal to permit 'as-built' alterations and additions to an existing two-story, 2,739 square foot single-family residence, located on a 13,277 square foot lot in the Hillside Design District. The proposal will permit the 'as-built' conversion of an existing, 324 square foot, detached accessory room into a new bedroom and the proposed 41 square foot addition to connect the existing detached accessory space to the main residence. The proposed total of 3,104 square feet is 75% of the required floor-to-lot area ratio. The project includes Staff Hearing officer review for requested zoning modifications. The project will address violations identified within ENF2013-00398.)

**(Final Approval requested.)**

**Final Approval as Submitted.**

**FINAL REVIEW****B. 711 PALERMO DR****E-3 Zone**

Assessor's Parcel Number: 049-282-003  
Application Number: MST2013-00334  
Owner: Erik Forkalsrud  
Landscape Architect: Carol Gross

(Proposal to permit the 'as-built' demolition of an existing retaining wall and site grading, and permit the construction of a new, 105-linear foot, 5-foot 10-inch tall, CMU retaining wall, with a 42-inch guard rail, and a new, 40-linear foot, 3-foot 6-inch tall, dry-stack, gravity boulder wall. The proposal includes a 1,265 square foot concrete patio, and a total of 40 cubic yards of grading. The existing 11,700 square foot lot is developed with a two-story, single-family residence. The proposal will address violations identified in ENF2013-00896.)

**(Final Approval requested.)**

**Final Approval as Submitted.**

**REFERRED BY FULL BOARD****C. 1123 MANITOU RD****R-1 Zone**

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.)

**(Final Approval requested.)**

**Final Approval as Submitted.**

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

**\*\* MEETING ADJOURNED AT 7:26 P.M. \*\***