



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, January 13, 2014**     **David Gebhard Public Meeting Room: 630 Garden Street**     **3:00 P.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair* (Consent Calendar Architecture Representative)

BRIAN MILLER, *Vice-Chair*

BERNI BERNSTEIN

LISA JAMES (Consent Calendar Landscape Representative)

JAIME PIERCE (Consent Calendar Landscape Representative)

DENISE WOOLERY

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

GABRIELE COOK, 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/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:03 p.m. by Chair Woolery.

**ATTENDANCE:**

Members present:     Sweeney, Miller, Bernstein, Pierce, Woolery, and Zimmerman.

Members absent:     James.

Staff present:     Bedard, Limón (present from 3:10 until 3:15 p.m.), and Cook.

**GENERAL BUSINESS:**

A.     2014 Board Elections and Appointments.

A Nomination for SFDB Chair was made for Mr. Fred Sweeney. Mr. Sweeney accepted the nomination. Election vote: 5/0 (unanimous).

A Nomination for SFDB Vice-Chair was made for Mr. Brian Miller. Mr. Miller accepted the nomination. Election vote: 5/0 (unanimous).

SFDB Consent Review appointments were made for both Architectural and Landscape Review members: Members Fred Sweeney and Jim Zimmerman accepted appointments for role of architectural Consent review. Members Jaime Pierce and Lisa James were reappointed for the role of landscape Consent review. The rotation will continue on a 3-month rotation. .

## B. Public Comment:

No public comment.

## C. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of December 16, 2013, as submitted.

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

## D. Consent Calendars:

Motion: Ratify the Consent Calendar of **January 6, 2014**. The Consent Calendar was reviewed by Pierce/Zimmerman.

Action: Woolery/Pierce, 6/0/0. Motion carried. (James absent.)

Motion: Ratify the Consent Calendar of **January 13, 2014**. The Consent Calendar was reviewed by Pierce/Zimmerman.

Action: Woolery/Miller, 5/0/1. Motion carried. (Sweeney abstains, James absent.)

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

## a. Ms. Bedard made the following announcements:

a) Board member James will be absent.

b) Renee Brooke, Senior Planner, will return to the Planning Commission on January 23 to present the recommended amendments to the Fence, Screen, Walls, and Hedges Ordinance (SBMC §28.87.170). A public notice was mailed on January 9. The meeting agenda and staff report will be available on January 16.

c) The project at 1402 Grand will return to the Board on Monday, January 27. At the last project review, on December 16, 2013, the motion included for Board members to conduct independent site visits prior to the projects return. Please contact the project applicant to schedule the independent site visit.

b. Vice-Chair Miller announced he would be stepping down from Item #1, 296 Schulte Lane.

c. Board member Zimmerman announced he would be stepping down from Item #6, 1222 Shoreline Drive.

d. Mr. Limon reported that the ABR appointed a landscape architect and thanked the landscape professionals on the SFDB for assisting the ABR this past year.

## F. Subcommittee Reports.

No Subcommittees.

**SFDB-CONCEPT REVIEW (CONT.)****1. 296 SCHULTE LN****A-1 Zone**

**(3:20)** Assessor's Parcel Number: 055-230-004  
Application Number: MST2013-00406  
Owner: Stone Family Trust  
Architect: AB Design Studio

(Proposal to construct a 3,275 square foot, two-story, single-family residence, with an attached, 528 square foot, two-car carport, located on a 2.18 acre lot in the Hillside Design District. The proposal includes an attached, 620 square foot, accessory structure, a detached, 285 square foot, storage building, site walls, and a total of four uncovered parking spaces. The proposed development total of 4,708 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

**(Second concept review. Comments only; project requires environmental assessment and Planning Commission review.)**

Actual time: 3:16 p.m.

Present: Clay Aurell, Robert Pester, Architects;  
Brett Stone, Owner.

Public comment opened at 3:33 p.m.

- 1) Don Swann, neighbor at 216 Northridge Rd., (submitted letter), expressed concerns regarding the flat roof, solar panels, and possible inaccurate grading shown on the plans. He asked what the height of the planted trees would be for shielding the solar panels.

Letters of support for the design from Don Galloway, neighbor at 303 Schulte Lane, George and Elaine Kitagaw, neighbors at 288 Schulte Lane, and Amy Tracewell, neighbor at 14 Morada Lane, were acknowledged. A letter from Don and Terry Swann, neighbors at 216 Northridge Rd., expressed concerns regarding neighborhood compatibility and solar panels. A letter of expressed concerns from Paula Westbury regarding was received.

Public comment closed at 3:36 p.m.

**Motion: Continued indefinitely to the Planning Commission to return to Full Board with comments:**

- 1) Communicate closely with the neighbors on Northridge Road.
- 2) The Board finds the new building location and style of the architecture complimentary with the profile of the slope. The majority of the Board appreciated the preservation of the existing mature orchard.
- 3) Study the proximity (in terms of location) and the selected species of the proposed trees along the private driveway on the west elevation.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(3:50)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00504  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 1: Conceptual review for construction of a two-story, 3,304 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,191 square foot parcel (lot 1). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposed total of 3,804 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

Actual time: 3:53 p.m.

Present: Gavin Moores, Principal of Capital Pacific Development Group;  
Jeremy Smith, Civil Engineer;  
Tim Gorder, Architect.

Public comment opened at 4:37 p.m. Public comment is for lots 1, 2, and 4 of 3626 San Remo Drive.

- 1) Nancy Madisen, 1714 Olive Street, expressed support for the project.
- 2) Molly Steen, co-owner of 3609 Capri Drive, (submitted letter), expressed concerns regarding privacy, solar access into her backyard, and neighborhood compatibility. Expressed support for preservation of the orange trees on northerly lot line.
- 3) John Steen, co-owner of 3609 Capri Drive, expressed concerns regarding privacy, obstructed views, light and noise pollution.
- 4) Stella Anderson, expressed support for the project.

Letters of expressed concerns from Robert Westwick and Molly Steen regarding privacy, size and neighborhood compatibility were acknowledged. A letter of expressed concern from Paula Westbury was received.

Public comment closed at 4:45 p.m.

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the square footage.
- 2) Study the location of the second floor; suggestions made to consider relocation to above the garage.
- 3) Study adding details to the architecture that create charm and interest.
- 4) Study mitigating headlight glare that might affect neighbors to the north.
- 5) Study privacy barriers between the project and the parcel to the north.
- 6) Study a reduction some variations of the plate heights.
- 7) Meet with the adjacent neighbors.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(4:20)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00505  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 2: Conceptual review for construction of a two-story, 3,320 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 14,094 square foot parcel (lot 2). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) the proposed total of 3,820 square feet is 90% of the required floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the square footage.
- 2) Study adding details to the architecture that create charm and interest.
- 3) Study a reduction and variations of the plate heights.
- 4) Study the front door and surrounding entry area on west elevation.
- 5) Study articulation of the façade to breaking up the straight line (and mass) of the façade.
- 6) Study a variation of colors.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 3626 SAN REMO DR****E-3/SD-2 Zone**

**(4:50)** Assessor's Parcel Number: 053-231-011  
Application Number: MST2013-00506  
Owner: Nancy J. Madsen  
Designer: Kate Svensson

(Lot 4: Conceptual review for construction of a two-story, 3,369 square foot, single-family residence and an attached, 500 square foot, two-car garage, located on a vacant 17,351 square foot parcel (lot 4). The proposal includes associated flat work, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) the proposed total of 3,869 square feet is 88% of the guideline floor-to-lot area ratio (FAR).)

**(Concept Review. Project requires compliance with Planning Commission Resolution No. 015-10.)**

**Motion: Continued indefinitely to Planning Commission for return to Full Board with comments:**

- 1) Study reducing the size, bulk and scale of the house to meet the compatibility guidelines. Return to the Board with visual aids.
- 2) Study reducing the footprint.
- 3) Replace the corner split oak tree with a larger oak tree, possibly a 36 inch box.
- 4) Study a single story structure; specifically to maximize the view corridor and be more sensitive to the adjacent residence (lot 3).

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

**\*\*THE BOARD TOOK A BRIEF RECESS AT 5:39 P.M. AND RECONVENED AT 5:43 P.M.\*\***

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

**5. 129 OLIVER RD**

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

**(5:20)**

Assessor's Parcel Number: 041-344-005  
Application Number: MST2013-00511  
Owner: Ronald and Anna H. Abeles Trust  
Architect: David Vanhoy

(Proposal for construction of a 2,965 square foot, two-story, single-family residence and an attached, 440 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper decks for a total of 525 square feet, and a total of 640 cubic yards of site grading (including 350 cubic yards of grading beneath the building footprint and 290 cubic yards elsewhere on the site). The proposed total of 3,405 square feet is 84% of the maximum floor-to-lot area ratio (FAR).)

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

Actual time: 5:43 p.m.

Present: David Vanhoy, Architect;  
Ron Abeles, Owner.

Public comment opened at 6:00 p.m.

1) David Lea, neighbor at 140 Palisades Drive, expressed concerns regarding possible reflection from the glass walls.

A letter of expressed concern from Donald Marolf and Crystal Martin regarding obstructed views, noise pollution, and preserving the olive trees was acknowledged. A letter of expressed concerns from Paula Westbury regarding was received.

Public comment closed at 6:03 p.m.

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

- 1) The Board appreciates the style and quality of the architecture and finds it to be compatible with the neighborhood.
- 2) Study the lighting impacts, particularly at night and in regards to the second story windows.
- 3) Provide roofing material details.
- 4) Study alternative colors; particularly to "tone down" the white plaster element on the walls.
- 5) Provide a landscape plan.

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

**PROJECT DESIGN REVIEW****6. 1222 SHORELINE DR****E-3/SD-3 Zone****(5:50)**

Assessor's Parcel Number: 045-214-021  
Application Number: MST2013-00207  
Owner: Janice and Robert Kopf Trust  
Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot, one-story, single-family residence and 440 square foot garage and construction of a new 1,680 square foot, two-story, single-family residence, with a detached 440 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

**(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 014-13.)**

Actual time: 6:24 p.m.

Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Jim Zimmerman, Architect.

Public comment opened at 6:34 p.m.

1) Kathy Koury, neighbor at 1224 Shoreline Drive, (submitted letter) expressed desire for the window sill height on the west elevation on the second floor to be 5 foot 6 inches for the life of the property.

A letter of expressed concerns from Paula Westbury was received.

Public comment closed at 6:36 p.m.

**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, and with the condition that the window sill height on the west elevation (at the second floor) be maintained at a minimum sill height of 5 foot 6 inches (from the finished floor) for preservation of privacy.**

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

**CONSENT CALENDAR (11:00 A.M.)**

Items on Consent Calendar were reviewed by Pierce and Zimmerman.

**REVIEW AFTER FINAL****A. 2111 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-026  
Application Number: MST2009-00173  
Owner: Taylor Tatman  
Architect: Christine Pierron  
Contractor: Thomas Bortolazzo Construction  
Engineer: Morgan Jones

(Proposal to rebuild a 2,878 square foot, two-story, single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

**(Review After Final for "as-built" alterations to the style and exterior materials, including a change of the exterior siding from hardiboard to stucco, elimination of a deck to a Juliette balcony, revised windows, and revised railing materials.)**

**Postponed one week at the applicant's request.**

**REVIEW AFTER FINAL****B. 1121 WALNUT AVE****R-3 Zone**

Assessor's Parcel Number: 039-202-006  
Application Number: MST2011-00409  
Owner: Alamar Ii, LLC  
Applicant: Dario Pini  
Architect: Murphy & Associates Architects

(Proposal to demolish the existing, 770 square foot, one-story, single-family residence, and construct a 1,885 square foot, two-story, single-family residence, including an attached, 400 square foot, two-car garage. The proposal includes a new 5-foot tall stucco wall in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

**(Review After Final for an "as-built" 22 square foot deck addition to the upper level deck on the west elevation, a proposed new window and alterations to increase three windows in size.)**

**Approval of the Review After Final with the condition to add one additional avocado tree (as noted on sheet A-0) to add privacy screening to the adjacent property. The window color change to Milgard "taupe" is acceptable.**

**PROJECT DESIGN AND FINAL REVIEW****C. 2213 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-201-023  
Application Number: MST2013-00436  
Owner: Dennis P. Fazzio  
Architect: David Winitzky

(Proposal to construct a new covered entry porch and a total of 34 square feet of additions to an existing 2,734 square foot, two-story, single-family residence, and four covered parking spaces totaling 869 square feet. The proposal includes replacement of existing windows and doors, including the relocation of some windows and doors, and new windows, new skylights, a new trellis, replacement of exterior light fixtures, and exterior stucco color change. The proposal is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications to allow alterations within the interior setback.)

**(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 078-13.)**

**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.**

**NEW ITEM****D. 1207 MIRAMONTE DR****E-1/PUD Zone**

Assessor's Parcel Number: 035-021-025  
Application Number: MST2013-00525  
Owner: Lillian and Albert P. Pizano  
Architect: Fred Sweeney

(Construct a 14 linear foot, 4 foot tall, concrete retaining wall with pilasters, permit 185 linear feet of "as-built" stucco, garden walls at rear of property, and add new exterior light fixtures at the garden walls. The proposal includes 110 square feet of storage sheds, minor site grading to accomade retaining walls, and new hardscape.)

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

**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.**

**NEW ITEM****E. 1445 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-021  
 Application Number: MST2013-00458  
 Owner: Kimbrough Family Trust  
 Designer: Russell Banko Design & Construction

(Proposal to permit the "as-built" replacement of a wooden access bridge with concrete steps, stucco walls, and two columns with attached light fixtures. The 13,940 square foot parcel, located within the Hillside Design District, is developed with an existing single-family residence. An application for an encroachment permit is concurrently being pursued to permit the "as-built" replacement of asphalt paving with flagstone located within the public right-of-way. The proposal will address violations identified in enforcement case ENF2013-00824.)

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

**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.**

**REVIEW AFTER FINAL****F. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021  
 Application Number: MST2010-00123  
 Owner: Kevin G. Cravens  
 Architect: Sherry & Associates  
 Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot, three-story, single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet, located on a 1.1 acre lot in the Hillside Design District, is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Review After Final for minor site landscaping alterations.)**

**Approval of the Review After Final with conditions, subject to an in-field site inspection, to verify the minimum 5-foot separation to comply with maximum combined height limits (per SBMC 28.87.170). It is understood that if the current site condition does not meet the minimum 5-foot separation requirement that the wall will be demolished and rebuilt in compliance with the 5-foot separation, at the owner's desire, to meet the minimum 5-foot separation (as required by SBMC 28.87.170) in order to maintain the desired 8-foot maximum hedge height.**

Public comment

- 1) Joe Connell, adjacent neighbor at 8 Alisal Road, expressed concern regarding accuracy of plans and preservation of private views.
- 2) Alicia Harrison, landuse planner with Brownstein, Hyatt, Farber, Schrech, representing James Murphy and MaryAnne Atkinson at 424 Las Alturas, requested additional condition on landscaping.

**\*\* MEETING ADJOURNED AT 6:40 P.M. \*\***