



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 16, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- FRED SWEENEY, *Chair*
- BRIAN MILLER, *Vice-Chair*
- BERNI BERNSTEIN
- LISA JAMES
- JAIME PIERCE
- DENISE WOOLERY
- JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF:

- JAIME LIMÓN, Design Review Supervisor
- DAVID ENG, Planning Technician
- AMBER FLEMMINGS, 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/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Miller, Bernstein, James, Pierce, Woolery, and Zimmerman.
Members absent: Sweeney.
Staff present: Eng, Limón, and Flemmings.

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 2, 2014, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **June 9, 2014**. The Consent Minutes were reviewed by Miller/Pierce.

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

Motion: Ratify the Consent Minutes of **June 16, 2014**. The Consent Minutes for Item A was reviewed by Miller/Pierce, and Item B was reviewed by Pierce/Zimmerman.

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

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

- a. Mr. Eng announced that Chair Sweeney will be absent from the meeting.

E. Subcommittee Reports.

No Subcommittee Reports.

DISCUSSION ITEM**1. NEW ZONING ORDINANCE PRESENTATION****(3:15)**

Staff: Beatriz Gularte, Project Planner

(An overview of the City of Santa Barbara New Zoning Ordinance (NZO) effort. Staff will discuss the status of the NZO and requests initial comments on zoning regulations that need to be updated, clarified, or simplified.)

Actual time: 3:11 p.m.

Present: Beatriz Gularte, Project Planner; and Danny Kato, Senior Planner II.

The presentation was an introduction of the updating process of the zoning ordinance. It was a chance for staff to receive input from the Board members to assist in simplifying and modernizing the zoning ordinance.

*** THE BOARD RECESSED AT 3:27 P.M., AND RECOVERED AT 3:40 P.M. ***

PROJECT DESIGN REVIEW**2. 2525 SANTA BARBARA ST****E-1 Zone**

(3:45) Assessor's Parcel Number: 025-041-010
Application Number: MST2014-00032
Applicant: Brett Ettinger
Owner: Raymond Karam

(Proposal for partial demolition, addition, and remodel of an existing, 4,030 square foot, two-story, single-family residence, with an attached, 341 square foot, two-car garage. The proposal includes a total of 820 square feet of one- and two-story additions to the existing residence, and a 279 square foot addition to the existing garage. The proposal will result in a 620 square foot, three-car garage, and a new, 129 square foot, carport (attached to the garage) for a total of four, on-site, covered-parking spaces. The proposal involves new site work including new terraces, alterations to the existing site stairs, a total of 300 cubic yards of cut and fill grading, and new site hardscape for expansion of the existing driveway. The proposed total of 5,210 square feet, located on a 36,600 square foot lot, is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval Requested. Project was last reviewed on February 10, 2014.)

Actual time: 3:40 p.m.

Present: Brett Ettinger, Architect; and Derrik Eichelberger, Landscape Architect.

Public comment opened at 3:56 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) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, and good neighbor guidelines.
- 2) Provide compliance with Tier 3 Storm Water Management Plan (SWMP) requirements prior review for Final Approval.
- 3) Demonstrate compliance with Built Green 3-star building standards.
- 4) Confirm appropriateness of driveway materials.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 1117 LAS ALTURAS RD****A-1 Zone**

(4:15) Assessor's Parcel Number: 019-113-022
Application Number: MST2014-00223
Owner: Barbara Fasken Trust
Agent: Jessica Harlin
Owner: David & Li Doll

(Proposal for a 16 x 68 foot infinity lap pool with associated retaining walls, equipment, and fencing in the rear yard of single-family residence in the Hillside Design District. The proposal also includes a six foot tall privacy wall, patio, landscaping, fire pit, and 238.5 cubic yards of grading, of which 175.5 will be exported off-site. This project requires Staff Hearing Officer review for requested zoning modifications.)

(Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was referred from Consent Calendar on June 9, 2014.)

Actual time: 4:11 p.m.

Present: Jessica Harlin, Designer; Dave Doll, Owner; and Suzanne Riegle, Assistant Planner.

Public comment opened at 4:26 p.m.

- 1) Everett Woody, a representative of 1121 Las Alturas Road and Garcia Architects, expressed concerns regarding the possible erosion caused by the lack of a sufficient retaining wall. He requested there be site sections to determine the height of the wall for matters of privacy.

Public comment closed at 4:29 p.m.

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

- 1) The Board finds that the modification is aesthetically appropriate and does not pose consistency issues with the design guidelines since it has quality materials and it is a good design.
- 2) Extend the west edge of the retaining wall of the pool further down the slope to the southwest corner.
- 3) Provide sections from east to west to show heights of the privacy and retaining wall.
- 4) The Board does not find reorienting the pool north-south appropriate as it would create an excessively tall retaining wall along the slope.

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

CONCEPT REVIEW - NEW ITEM**4. 1732 CALLE CERRO****R-1 Zone**

(4:45) Assessor's Parcel Number: 041-051-003
Application Number: MST2014-00273
Owner: Claire Mon McGuire
Architect: Jim Fenske

(Proposal to demolish an "as-built" deck and elevator, to convert approximately 170 sq. ft. of existing basement to habitable space, replace all exterior windows and doors, replace the siding with cedar shingles, replace the roof with a new fiberglass roof and for interior alterations to an existing single family dwelling with an attached garage. The proposed total of 2,461 square feet is 56% percent of the maximum guideline floor to lot area ration. The project will address the violations outlined in ZIR2013-00590 and ENF2013-01422.)

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

Actual time: 4:45 p.m.

Present: Jim Fenske, Architect; and Andreas Hauke, Contractor.

Public comment opened at 5:01 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study windows on the east elevation.
- 2) Consider incorporating a trellis or latticework above garage.
- 3) Provide window elevations that match the window schedule details.
- 4) Provide an alternative to the railing that complies with building code height requirements.
- 5) Provide trim around garage doors.
- 6) Provide a sample of the shingles for the house.
- 7) Garage door to be consistent with Craftsman's style architecture.
- 8) Replace the proposed angled railings with an alternative that is more consistent with Craftsman architecture.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 3069 CALLE MARIPOSA****E-3/SD-2 Zone**

(5:15) Assessor's Parcel Number: 053-184-007
 Application Number: MST2014-00235
 Owner: Mohr Gregory
 Architect: James Bell

(Proposal for a 104 square foot first floor and 441 square foot second floor addition to an existing 986 square foot one-story single-family residence with a 600 square foot detached two-car garage and storage room. The proposal of 1,998 square feet of development on an 8,360 square foot lot is 61% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Comments only. Project requires Staff Hearing Officer review for requested zoning modifications.)

Actual time: 5:23 p.m.

Present: James Bell, Architect; Wendy Mohr, Owner; and Suzanne Riegler, Assistant Planner.

Public comment opened at 5:34 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) The Board finds that the modification is aesthetically appropriate.
- 2) The Board supports the reduction of the open yard.
- 3) The Board is fine with the encroachment of the addition into the front yard setback.
- 4) The Board appreciates the integration of the addition into the existing structure.

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

**** DINNER BREAK AT 5:50 P.M. TO 6:15 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 108 MOHAWK RD****E-3/SD-3 Zone**

(6:15) Assessor's Parcel Number: 041-343-011
 Application Number: MST2014-00225
 Owner: Loretta F. Carter
 Architect: Tom Ochsner

(Proposal to demolish an existing 565 square foot single family residence and construct a new 1,638 square foot two-story single family residence with a proposed attached 245 square foot one-car garage and a 170 square foot one-car carport in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,979 square feet is 72% of the maximum floor to lot area ratio.)

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

Actual time: 6:17 p.m.

Board member Bernstein stepped down as her address is in close proximity to the project.

Present: Tom Ochsner, Architect.

Public comment opened at 6:26 p.m.

- 1) Brian Zabelski, a neighbor across the street from the project, expressed concerns regarding the second story structure of the project since it would obstruct some of his ocean views and intrude on his privacy.

Public comment closed at 6:32 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) Study second floor to reposition the configuration and/or revise the roof element.

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

*** THE BOARD RECESSED AT 6:48 P.M., AND RECOVERED AT 6:54 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 511 BROSIAN WAY

A-1/SD-3 Zone

(6:55) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis

(Proposal for a 6,689 square foot, two-story, single-family home with an attached three-car garage on a vacant 2.2 acre lot in the Hillside Design District. The project includes a pool and spa, indoor squash court, site work, landscaping, and 6,250 cubic yards of grading. The proposed development is 103% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project was last reviewed for a one-time concept review on April 7, 2014.)

Actual time: 6:54 p.m.

Present: Brian Cearnal, and Joe Andrulaitis, Architects; and Jack Kiesel, Landscape Architect.

Public comment opened at 7:04 p.m.

- 1) Tom Evans, a neighbor west of the project, expressed concerns regarding the impact of the landscape plan to the east property line, proper drainage due to elevation changes, the lighting in relation to neighboring homes, and the excess in easement size. He suggested having story poles erected on the site.
- 2) Robert Forouzandeh, who represented his family's home in close proximity of the project, spoke in support of the project.
- 3) Taka Nomura, a neighbor north of the project, expressed concerns regarding the obstruction of his ocean views, the actual height of the proposed project, and the issues with grading and fill. He suggested having story poles erected on the site.

- 4) Carl and Marilyn Kocher, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood and the excessive amount of grading. They suggested having story poles erected on the site.
- 5) Lori Rafferty, a neighbor in close proximity of the proposed project, submitted a letter with expressed concerns regarding the disproportionate size, bulk and scale of the proposed project, and the issues dealing with drainage and runoff from the amount of grading.
- 6) Cy and Laura Lyon, neighbors in close proximity of the proposed project, submitted a letter with expressed concerns regarding the conformity of the home to the existing neighborhood in addition to the excessive grading. They suggested having story poles erected on the site.
- 7) Jana Young, a neighbor in close proximity, submitted a letter with expressed concerns regarding the compatibility of the home to the existing neighborhood in addition to issues with the raising the elevation.

Public comment closed at 7:26 p.m.

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

- 1) Provide Level B story poles showing finished and existing grade in addition to the roof line of the loft, the two tallest roof elements, and the perimeter of the building.

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

CONSENT AGENDA (11:00 A.M.)

Item A on Consent Agenda was reviewed by Brian Miller and Jaime Piece, and Item B was reviewed by Jaime Pierce and Jim Zimmerman.

NEW ITEM

- A. 1109 LAS OLAS AVE** **E-3/SD-3 Zone**
 Assessor's Parcel Number: 045-062-007
 Application Number: MST2014-00250
 Owner: Thomas Chadwick Carty
 Architect: James Zimmerman

(Proposal to convert an existing 336 square foot detached garage into habitable accessory space, add 77 square feet to the main building, and create two new uncovered parking spaces at an existing 1,943 square foot residence. The project also includes a new deck and patio in the rear yard. The proposal of 2,020 square feet on a 7,760 square foot lot is 65% of the maximum guideline floor-to-lot area ratio (FAR).)

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

Continued indefinitely to Consent with comments:

- 1) Erect a privacy barrier on the proposed deck.
- 2) Eliminate the window on the eastern elevation of the studio bathroom to address the neighbor's privacy concerns.

FINAL REVIEW

- B. 502 LAS ALTURAS RD** **E-1 Zone**
 Assessor's Parcel Number: 019-273-006
 Application Number: MST2014-00108
 Owner: Moler Patsy Wiser
 Applicant: Leland Walmsley

(Proposal to remove and replace existing un-reinforced site retaining walls of up to three and one-half feet tall and to construct a new four foot tall wood fence. The proposal also includes removal and replacement of the existing concrete driveway and apron with reinforced concrete, removal of the existing flagstone steps and paving, and replacement of the paving with permeable gravel and flagstone at the entry to an existing single-family dwelling on a 6,534 square foot lot located in the Hillside Design District. Portions of the project are located within the public right of way and will require a minor encroachment permit.)

(Final Approval requested.)

Final Approval with conditions:

- 1) Specify the quantity and location of vegetation along the eastern edge of the driveway.

Public Comment: Ruth Ann Collins, a neighbor in close proximity to the project requested that the project consider a berm or landscaping be used to prevent vehicles from parking along the eastern edge of the driveway where drainage is located.

**** MEETING ADJOURNED AT 8:04 P.M. ****