



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 25, 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
 GABRIELE COOK, Interim 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: Sweeney, Bernstein, James, Pierce (3:10 p.m.), and Zimmerman.
Members absent: Miller and Woolery.
Staff present: Eng, Limón, and Cook.

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 11, 2014** as submitted.

Action: Bernstein/James, 4/0/3. Motion carried. (Pierce/Miller/Woolery absent).

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **August 18, 2014**. The Consent Minutes were reviewed by James/Sweeney.
- Action: Bernstein/James, 4/0/3. Motion carried. (Pierce/Miller/Woolery absent).
- Motion: Ratify the Consent Minutes of **August 25, 2014**. The Consent Minutes were reviewed by James/Sweeney.
- Action: Bernstein/Zimmerman, 5/0/2. Motion carried. (Miller/Woolery absent).

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

- a. Mr. Eng made the following announcements:
- a) Board members Miller and Woolery will be absent from the meeting.
 - b) The Zoning Ordinance subcommittee will meet September 8, 2014 at 2:00 p.m. in the Director's Conference Room.
 - b) Representing Rhonda Seiter, Marc Chytilo has appealed the Board's August 11, 2014 approval of MST2013-00528 at 215 La Jolla Drive. The City clerk has not yet determined an appeal date. All of the interested parties for the project will be noticed when a date for the appeal hearing is set.
 - c) The applicant for MST2014-00350 at 1306 Dover Hill Road requested that the Board conduct a site visit to assess the driveway conditions. The project was last reviewed at the August 11, 2014 Full Board meeting.
 - d) A letter of appreciation regarding the SFDB's work on 1314 Ferrelo Road was submitted to the Santa Barbara News-Press by Sheldon and Alice Sanoff, 1055 Alameda Padre Sierra.
 - e) The next Consent Calendar will take place Tuesday, September 2, 2014 at 11:00 a.m. due to the Labor Day holiday.
- b. Mr. Eng clarified for the Board that homes with roof heights of more than 17 feet or have more than one story are subject to review by the SFDB.
- c. Mr. Eng confirmed that the Consent Calendar representatives will change in October to Jim Zimmerman and Jaime Pierce.

E. Subcommittee Reports.

The Zoning Ordinance subcommittee will meet September 8, 2014 at 2:00 p.m. in the Director's Conference Room. The Board requested that a planner involved with the zoning effort be present at the meeting and provide guidance. Mr. Limón reported that they are in the process of hiring a consultant.

SFDB-CONCEPT REVIEW (CONT.)**1. 120 E PEDREGOSA ST****E-1 Zone**

(3:30) Assessor's Parcel Number: 027-041-017
 Application Number: MST2014-00226
 Owner: James H. Franzen
 Architect: Jose Luis Esparza

(The 6,600 square-foot site is currently developed with an existing 2,044 square foot two-story single-family residence with a detached 420 square foot two-car garage. The proposed project involves a 302 square foot two-story addition and new first and second floor covered porches at the rear. The proposed 2,766 square feet of development on a 6,600 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The existing house is taller than 25 feet and Planning Commission review of a floor-to-lot-area ratio modification is requested.)

(Second Concept Review. Comments only; project requires Planning Commission review. Project was last reviewed on June 2, 2014.)

Actual time: 3:21 p.m.

Present: Jose Luis Esparza, Architect; and Robert Taylor, General Contractor; and Tony Boughman, Assistant Planner.

Public comment opened at 3:32 p.m. As no one wished to speak, public comment was closed.

Motion: Approve the FAR Modification with the findings that the subject lot has a physical condition that does not generally exist on other lots in the neighborhood, and the physical condition of the lot allows the project to be compatible with existing development within the neighborhood that complies with the net floor-area-standard.

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

Motion: Continued indefinitely to Planning Commission for return to Consent Calendar for Project Design Approval.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 1260 DOVER LN

E-1 Zone

(3:55)

Assessor's Parcel Number: 019-220-015

Application Number: MST2014-00372

Owner: Convis Trust

Architect: Glenn Deisler

(Proposal for 511 square feet of additions to an existing single-story, 1,024 square foot, single-family residence with an attached 309 square foot garage. The project includes an interior and exterior remodel with a new façade, a 335 square foot terrace, site walls, and minor landscaping changes. The proposed total of 1,844 square feet of development on a 9,477 square foot lot in the Hillside Design District is 52% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a requested zoning modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer Review.)

Actual time: 3:45 p.m.

Present: Glenn Deisler, Architect; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:55 p.m.

1) Carlos Adame, neighbor at 1255 Dover Lane, expressed support for the project.

A letter in support of the project from Tim Mason was acknowledged.

Public comment closed at 3:57 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer for return to the Full Board with comments:

- 1) The Board appreciates the sensitivity of the project and the applicant's willingness to work within the NPO guidelines.
- 2) The Board supports the modifications, finding them aesthetically appropriate and consistent with the Single Family Residential Design Guidelines.
- 3) Provide a landscape plan and details.

Action: Bernstein/Peirce, 5/0/0. Motion carried. (Miller/Woolery absent).

**** THE BOARD RECESSED AT 4:08 P.M., AND RECOVERED AT 4:20 P.M. ****

SFDB-CONCEPT REVIEW (CONT.)

3. 835 CENTINELA LN

A-1 Zone

(4:30) Assessor's Parcel Number: 047-102-026
Application Number: MST2014-00379
Owner: Michael and Cynthia Murphy
Architect: Dylan Chappell

(Proposal to remodel an existing 4,114 square foot, one-story single-family residence. The proposal includes exterior alterations to the front entry, roof, rear deck and stair, and a net square footage reduction of 121 square feet. The proposed total of 3,993 of development on a 38,457 square foot lot in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project may be taken if sufficient information is provided. Project was referred from Consent Calendar on August 11, 2014.)

Actual time: 4:20 p.m.

Present: Trent Kelly, Architect; Michael and Cynthia Murphy, Owners.

Public comment opened at 4:31 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 Calendar with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.
- 2) Clarify the extent of the lawn and the locations of the drip system for the fruit trees.
- 3) Provide accurate plant counts on the landscape plan.

Action: Zimmerman/Peirce, 5/0/0. Motion carried. (Miller/Woolery absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1732 CALLE CERRO****R-1 Zone**

(4:55) Assessor's Parcel Number: 041-051-003
 Application Number: MST2014-00273
 Owner: Claire Mon Mcguire
 Architect: Jim Fenske
 Contractor: Andreas Hauke

(Proposal to demolish an "as-built" deck and elevator, to convert approximately 170 square feet 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 residence with an attached two-car garage. The proposed total of 2,461 square feet on an 18,800 square foot lot in the Hillside Design District is 56% percent of the guideline maximum floor-to-lot area ratio (FAR). The project will address the violations identified in Zoning Information Report ZIR2013-00590 and enforcement case ENF2013-01422.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 16, 2014.)

Actual time: 4:46 p.m.

Present: Jim Fenske, Architect; Andreas Hauke, Contractor; and Claire Mon Mcguire, Owner.

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

Motion: Continued indefinitely to Consent Calendar with comments:

- 1) The Board appreciates the direction of the project
- 2) Study the railing materials to be more consistent with the architectural style while adhering to building code requirements.
- 3) Provide a cross section of the two trellises.
- 4) Provide a color board with the shingle samples.
- 5) Provide window details.
- 6) Study the size of the trellis header.
- 7) Study an alternative to the glass garage doors.

Action: James/Zimmerman, 5/0/0. Motion carried. (Miller/Woolery absent).

SFDB-CONCEPT REVIEW (CONT.)**5. 3753 LINCOLN RD****E-3/SD-2 Zone**

(5:25) Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant
 Applicant: Christine Nolte

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

(Second Concept Review. Comments only; project requires Environmental Assessment. Project was last reviewed on July 28, 2014.)

Actual time: 5:14 p.m.

Present: Gregory Gallant and Christine Nolte, Owners; and Richard Hill, Design Advisor.

Public comment opened at 5:25 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with comments:

- 1) If the proposed style of architecture is to remain, study the proportions of the house, giving special consideration to lowering the plate and roof height.
- 2) Study unifying the hardscape materials on the pathways, porch columns, and driveway.
- 3) Study the use of shingles.
- 4) Consider an additional column at the front porch to better define the front entrance.

Action: Peirce/Zimmerman, 5/0/0. Motion carried. (Miller/Woolery absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 175 EL CIELITO RD

A-1 Zone

(6:00)

Assessor's Parcel Number: 021-151-001
Application Number: MST2014-00353
Owner: Jeffrey Becker & Dawn Fitzgerald
Designer: J. Grant Design Studio

(Proposal to convert an existing 488 square foot attached two-car garage to habitable space, construct a new 451 square foot attached two-car garage, a 460 square foot second-story addition, and a 76 square foot deck on an existing single-family dwelling. The proposed total of 3,720 square feet, located on a 29,257 square foot lot in the Hillside Design District, is 78% of the guideline floor-to-lot-area ratio (FAR).)

(Project has been postponed to the SFDB meeting of September 8, 2014, at applicant's request.)

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Lisa James and Fred Sweeney.

A. 1676 FRANCESCHI RD**A-1 Zone**

Assessor's Parcel Number: 019-102-004
 Application Number: MST2012-00493
 Owner: B & B SB Trust
 Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new 6,911 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 435 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,930 cubic yards of site grading is proposed, which includes 370 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 125% of the guideline floor-to-lot area ratio (FAR) and incorporates a 50% reduction of basement level square footage in the FAR calculation. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final is requested for the relocation of the electrical transformer and house meter, reduction in the size of the cabana, replacement of the underground pool equipment vault with a new equipment enclosure and trellis, reduction of the accessory building footprint in the northerly front yard, reduction in pool size and associated patio areas in the southerly yard areas, reduction in the amount of stone used as finish material on the main residence, and the elimination of a second story roof area at a stairway. Project must comply with Staff Hearing Officer Resolution No. 029-13.)

Approval of Review after Final with the following condition:

- 1) Show the trellis structure above the pool equipment on the easterly elevation on Sheet A.7.3.

FINAL REVIEW**B. 124 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-052-019
 Application Number: MST2014-00335
 Owner: Susan Allen
 Architect: Jyl Ratkevich

(Proposal to demolish an existing 344 square foot attached sunroom and construct a new 344 square foot family room in the same location. The proposal includes demolition of an existing uncovered deck in the side yard and the construction of a new 242 square foot covered patio in its place, and approximately 103 square feet of interior remodel work. The existing one-story, 1,957 square foot, single-family residence on an 8,095 square foot lot in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with the following condition:

- 1) Note the color of the porch steps on plans, to be consistent with the approved color board.

PROJECT DESIGN AND FINAL REVIEW**C. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022
 Application Number: MST2014-00223
 Owner: Doll Family Trust
 Agent: Jessica Harlin

(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.)

(Project Design Approval and Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character. Project must comply with Staff Hearing Officer Resolution No. 024-14.)

Project was postponed one week at the applicant's request.

NEW ITEM**D. 1811 OLIVE AVE****R-2 Zone**

Assessor's Parcel Number: 027-052-006
 Application Number: MST2014-00399
 Owner: Andrew & Corey Lester
 Designer: Bob Goda

(Proposal to permit a 162 square foot storage area located beneath the existing one-car garage, and permitting an "as-built" 240 square foot, uncovered, second-story deck for an existing two-story, single-family residence located on a 5,227 square foot lot. The proposal will address violations identified in ZIR2013-00406, including reducing hedges to 3.5-feet within adjacent to the driveway.)

(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, and with the following condition:

- 1) Submit a color and materials board.

NEW ITEM**E. 201 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-081-002
 Application Number: MST2014-00385
 Owner: Linda Bedell

(Proposal to replace "as-built" exterior decks and stairs with new decks, stairs, and deck cover at the rear of an existing 3,874 square foot, two-level single-family residence with an attached two-car garage in the Hillside Design District. The project includes the conversion of 74 square feet of garage to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and interior remodel work. No new net square footage is proposed. This project addresses violations identified in zoning information report ZIR2013-00377.)

(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, and with the following conditions:

- 1) Specify the patio cover material to be installed over the upper-level deck.
- 2) Provide a color and materials board.
- 3) Provide a detail cut through the proposed Velux skylights.

NEW ITEM**F. 325 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-002
 Application Number: MST2014-00364
 Owner: Steve Tepper

(Proposal to replace the flat roof of an existing 1,602 square foot house with a new gabled roof with attic space and for exterior alterations including legalizing an "as-built" patio cover and an "as-built" six foot high rear wall and abating violations outlined in ZIR95-00746. The total of 1,602 square feet of development on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 62% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires Staff Hearing Officer review.)

Project was continued 1 week to Consent Calendar with the following comments:

- 1) Consider a roof pitch of 6:12 to better match the proportions of the house and that of surrounding homes.
- 2) Consider dormer windows at the front elevation.

Public Comment:

- 1) Pam Smith, neighbor at 1614 Payeras St., expressed support for the project and noted that the peaked roof would not obstruct their view.
- 2) Kathryn Smith, neighbor at 1614 Payeras St., expressed support for the project.
- 3) Kai Tepper, resident at 1120 Cliff Dr. expressed support for the project.

Letters of support from Kip Fulbeck, Douglass and Michiko Bailey, Kathryn Taylor Smith, and Kai Tepper were acknowledged. A letter of opposition from Carolyn Griffith was acknowledged.

**** MEETING ADJOURNED AT 5:54 P.M. ****