



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 9, 2015

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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY
PAUL ZINK, *Interim*

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 3:01 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein (3:04 p.m.), James, Moticha, Pierce (3:03 p.m.), Woolery, and Zink (until 3:43 p.m.).
Members absent: None.
Staff present: Limón, Eng, 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 February 23, 2015, as submitted.

Action: James/Miller, 8/0/0. Motion carried.

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **March 2, 2015**. The Consent Minutes were reviewed by James/Miller.
- Action: Miller/Woolery, 8/0/0. Motion carried.
- Motion: Ratify the Consent Minutes of **March 9, 2015**. The Consent Minutes were reviewed by James/Miller.
- Action: James/Pierce, 5/0/3. Motion carried. (Bernstein/Zink/Pierce abstained).

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

- a. The Board welcomed new Board Member Joseph Moticha and thanked Interim Board Member Zink for sitting on the Board for the last few meetings.
- b. Mr. Eng announced that the Board's Project Design Approval of the project at 2405 State Street has been appealed. The appeal hearing will be heard by City Council on a date to be determined by City staff.
- c. Chair Sweeney announced that he will be abstaining from Item #1, 3626 San Remo Drive. Board Member Zink will be stepping down from Item #2, 3435 Marina Drive, and Board Member Pierce will be stepping down from Item #1, 3626 San Remo Drive.

E. Subcommittee Reports.

No Subcommittee Reports.

REVIEW AFTER FINAL**1. 3626 SAN REMO DR****E-3/SD-2 Zone**

(3:15) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00505
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore
 Architect: Henry Lenny
 Agent: Jarrett Gorin

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, 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) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Review After Final is requested for an increase in the second floor plate height from 8' to 8'-6" tall to accommodate mechanical ducts. The change in the second floor plate height will also raise the total height of the residence by 6" to 23'-5/16". Also requested is a revision to the second floor header height to 7'-6". Project was last reviewed on February 9, 2015.)

Actual time: 3:09 p.m.

Present: Henry Lenny, Architect; Kate Svensson, Designer; and Daniel Gullett, Project Planner.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

Motion: Review After Final with conditions:

- 1) The Board approves an increase of 4 to 10 inches to the second floor plate height and total building height in order to accommodate mechanical equipment and duct work. The proposed increases will be based from the plate height and elevations which received Final Approval on February 9, 2015. The last approved building height was 21'-10". It is now allowed to be up to 22'-4".

Action: Zink/James, 6/0/0. Motion carried. (Sweeney/Pierce stepped down).

FINAL REVIEW**2. 3435 MARINA DR****A-1/SD-3 Zone**

(3:45) Assessor's Parcel Number: 047-022-005
 Application Number: MST2013-00281
 Owner: Charles Rudd
 Architect: Paul Zink

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet (of which 5,210 is above grade) is 103% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 024-14. Project was last reviewed on February 9, 2015.)

Actual time: 3:30 p.m.

Chair Sweeney read a statement regarding sole proprietorship exceptions as Board member Zink presented the project as an applicant.

Present: Paul Zink, Architect.

Public comment opened at 3:34 p.m.

- 1) Susan Strick spoke in support of the project.
- 2) Jon Kechejian spoke in support of the project.

Public comment closed at 3:36 p.m.

Motion: Final Approval as submitted.

Action: Miller/Woolery, 7/0/1. Motion carried. (Moticha abstained, Zink stepped down).

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 3:43 P.M. AND RECONVENED AT 4:01 P.M. ***

FINAL REVIEW**3. 415 YANKEE FARM RD****A-1/SD-3 Zone**

(4:10) Assessor's Parcel Number: 047-030-024
 Application Number: MST2014-00464
 Owner: Sandra D. Mcgraw Trust
 Owner: Franck Hanse
 Architect: David Mendro
 Engineer: Thom Hume Consulting Engineers
 Contractor: Allen Construction

(Proposal to demolish an existing 2,198 square foot single-family residence with an attached garage and carport and construct a new 2,622 square foot, one-story single-family residence with a 683 square foot, attached two-car garage with a bike storage area. The proposal includes a new 513 square foot pool and 100 square foot spa, patios, decks, landscaping, and 1,500 cubic yards of cut and fill grading to be balanced on site. The proposed total of 3,305 square feet of development on a 1 acre lot in the non-appealable jurisdiction of the Coastal Zone is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00453.)

(Final Approval is requested. Project was last reviewed on January 12, 2015.)

Actual time: 4:01 p.m.

Present: David Mendro, Architect; Sean Foster, Designer; and Scott Menzel, Landscape Architect.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.
Action: Pierce/Woolery, 7/0/0. Motion carried.

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 435 E VALERIO ST****R-2 Zone**

(4:35) Assessor's Parcel Number: 027-123-008
 Application Number: MST2015-00021
 Owner: Dow, Oretsky, & Parenteau
 Architect: Dan Weber

(Proposal for exterior and site alterations to an existing 2,772 square foot, two-story, single-family residence with a detached 307 square foot, one-car garage. The proposal includes the demolition of the non-conforming garages (attached to a building on a neighboring property) and construction of a new 432 square foot detached two-car garage with 332 square foot of accessory space above. The proposal also includes a new curb cut, driveway, exterior deck, and reconfiguration and remodel of interior spaces. The proposed total of 3,079 square feet on a 5,924 square foot lot is 115% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested modifications to allow alterations in the front setback and to reduce minimum open yard dimensions. This project will address violations identified in enforcement case ENF2007-00477 and Zoning Information Report ZIR2013-00596.)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on February 23, 2015.)

Actual time: 4:11 p.m.

Present: Dan Weber, Architect; and Alelia Parenteau, Owner.

Public comment opened at 4:30 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 supports the front setback and open yard modifications and finds them aesthetically appropriate.
- 2) The Board appreciates the architect and owners' sensitive approach and efforts on the design of the project.

Action: James/Bernstein, 7/0/0. Motion carried.

*** THE BOARD RECESSED AT 4:41 P.M. AND RECONVENED AT 4:52 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 701 ISLAND VIEW DR

E-1 Zone

(5:05)

Assessor's Parcel Number: 035-091-008
 Application Number: MST2015-00074
 Owner: Petersen Family Trust
 Applicant: Gregory Jenkins

(Proposal for 136 square feet of first-floor and 628 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 441 square foot two-car garage. The proposed total of 2,601 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR.) This project includes Staff Hearing Officer review for zoning modifications to allow a substantial change in the basic exterior characteristics of a residence that is non-conforming to front and interior setbacks.)

(Comments only; project requires environmental assessment and Staff Hearing Officer Review for a requested zoning modification.)

Actual time: 4:52 p.m.

Present: Gregory Jenkins, Applicant; and Ann Petersen, Owner.

Public comment opened at 5:06 p.m.

- 1) Bill Henrikson, adjacent neighbor, expressed concerns regarding the loss of his privacy due to the second story addition, an increase in the amount of windows, and the potential for a secondary dwelling unit on the property.

A letter of expressed concerns from Bill Henrikson was acknowledged.

Public comment closed at 5:08 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the second floor windows on the south elevation.
- 2) Consider centering or shifting back the location of the second story.
- 3) Study reducing the square footage of the second floor family room and bedrooms.
- 4) Consider a tankless water heater or changing the location or orientation of the proposed water heater near the front entry.
- 5) The Board finds that the requested modification does not pose consistency issues with the design guidelines.
- 6) Provide a street elevation study.
- 7) Study the design of the second story to look less like an addition.

Action: Pierce/Bernstein, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 19 CANYON ACRES DR

E-1 Zone

(5:40) Assessor's Parcel Number: 055-153-021
 Application Number: MST2014-00606
 Applicant: Dale Pekarek
 Owner: Uri Dolev
 Designer: Dale Pekarek

(Proposal to construct an 832 square foot addition to the main level, a 339 square foot addition to the lower level, and an attached 463 square foot two-car carport with 114 square feet of storage areas. The project includes the conversion of the existing 360 square foot garage into habitable space, new entry stairs, new retaining walls, and 260 cubic yards of grading to an existing 1,613 square foot single-family residence. The proposed total of 3,729 square feet on an 18,191 square foot lot in the Hillside Design District is 85% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for an interior setback modification.)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 5:35 p.m.

Present: Dale Pekarek, Applicant; George Mansour, Designer; and Uri Dolev, Owner.

Public comment opened at 5:45 p.m.

- 1) Doug Rossi, adjacent neighbor, was concerned with the obstruction of his ocean view and the impact on his privacy. He suggested that the Board visit the project to understand the public's concerns.
- 2) Kim Rossi, adjacent neighbor, stated that the project was not compatible with the neighborhood in relation to its mass, bulk, and scale as the FAR is higher than the average for the neighborhood. She felt that the modification was not necessary or supportable. She was concerned about potentially illegal structures located in the setback, and that are not on plans. She spoke on the messy condition of the property and its negative impact on property values. She expressed concern that three master bedrooms would have the potential for becoming three separate units.
- 3) Fred Kellar, neighbor, was concerned about the potential impacts of the project on the neighborhood. He mentioned that impacts from the homeowner's past projects have included ruptured gas lines, broken water and sewer mains, and knocked out power lines.

- 4) Irene De Barros, adjacent neighbor, described the existing home as an “eyesore.” She was concerned with the construction traffic on such a narrow street, the mass of the proposed structure in relation to neighboring homes, and the current home’s continuous state of disarray.
- 5) Warren Schlueter, neighbor, raised the question of SCE utility easements on the property and the construction traffic that would impact the neighborhood. He was concerned that the size, bulk, and scale was not compatible with the neighborhood and that the clutter of the homeowner’s many projects would be continuous.
- 6) Paul Wendt, neighbor, was concerned that three entrances in addition to three master suites would create three separate units, and that the wall is over-height.

Letters of expressed concerns from Joel Butera, Doug and Kim Rossi, and Fred Kellar were acknowledged.

Public comment closed at 6:02 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Redesign the project without the three master suites and smaller bedrooms.
- 2) The Board does not support the deck over the garage.
- 3) Provide elevations of the existing residence.
- 4) Provide photos of fences and walls on the site, and provide measurements.
- 5) Staff is to research the red curb at the front of the property.
- 6) Clarify the SCE poles and easement locations.
- 7) Research if there are zoning violations relating to the existing structures.

Action: Woolery/Moticha, 7/0/0. Motion carried.

**** MEETING ADJOURNED AT 6:31 P.M. ****

CONSENT AGENDA (11:00 A.M.)

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

REVIEW AFTER FINAL**A. 20 CAMINO VERDE****A-1 Zone**

Assessor's Parcel Number: 019-282-027
 Application Number: MST2012-00283
 Applicant: Jim Doub
 Owner: Rory Rye and Jim Doub
 Architect: Edwards Pitman Architects AIA

(Proposal to construct a new single-family residence to replace the residence destroyed in the Tea Fire. The proposal includes the construction of a new 5,413 square foot, two-story residence, including an attached two-car garage. The project includes 346 square feet of decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,413 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 105% of the guideline floor-to-lot-area ratio (FAR).)

(Review After Final is requested to revise window sizes at the upper floor Master Bedroom, and lower floor Bedroom 1 and Bath 2. Also requested are a new window in the pool bathroom, a revision to the pool and pool deck, a change in the railing type, and a new exterior metal screen.)

Approval of Review After Final with comment:

- 1) *Ficus pumila* is a suggested planting for the proposed metal green screen.

FINAL REVIEW**B. 100 E CONSTANCE AVE****E-1 Zone**

Assessor's Parcel Number: 025-041-001
 Application Number: MST2014-00625
 Owner: Kenny Van Zant
 Applicant: Diana Kelly

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Final Approval is requested.)

Final Approval with condition:

- 1) Round off the top of the half arch below the exterior stairs on the south elevation.

FINAL REVIEW**C. 398 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 019-012-017
Application Number: MST2014-00439
Owner: Maria and Monte Wilson
Architect: Paul Zink

(Proposal to construct a new 500 square foot, detached tandem garage with 200 square feet of accessory space contained within the same structure, a new five foot high sliding metal gate with pillars, lighting and associated grading. The site is currently developed with an existing, 3,600 square foot, one-story, single-family residence, and an existing 576 square foot, detached, two-car garage which are to remain. The proposed total development of 5,176 square feet on a 1.10 acre lot in the Hillside Design District is 103% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for requested zoning modifications. This project addresses violations identified in a Zoning Information Report (ZIR2014-00284).)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 065-14).

Final Approval as submitted.

NEW ITEM**D. 614 SIERRA ST****R-2 Zone**

Assessor's Parcel Number: 025-404-004
Application Number: MST2015-00080
Owner: Collins Financial, LLC
Architect: Larry Clark

(Proposal to for a 60 square foot ground-floor addition to an existing 985 square foot single-family residence with an attached 400 square foot two-car garage in the Hillside Design District.)

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

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 consent.