



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, October 22, 2012      David Gebhard Public Meeting Room: 630 Garden Street      3:00 P.M.**

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**BOARD MEMBERS:**

- DENISE WOOLERY, *Chair* - PRESENT
- FRED SWEENEY, *Vice-Chair* - PRESENT
- BERNI BERNSTEIN - PRESENT
- BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
- LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
- JAIME PIERCE (Consent Calendar Landscape Representative) – PRESENT AT 3:06 P.M.
- JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

- CITY COUNCIL LIAISON:**      DALE FRANCISCO - ABSENT
- PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON - PRESENT
- PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA - ABSENT

- STAFF:**      JAIME LIMÓN, Design Review Supervisor – PRESENT
- MICHELLE BEDARD, Planning Technician – ABSENT
- SUSAN GANTZ, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

**Website:** [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

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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 Video* tab.

**CALL TO ORDER.**

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

**ATTENDANCE:**

- Members present:      Woolery, Bernstein, James, Miller, Pierce (present at 3:06 p.m.), Sweeney, and Zimmerman.
- Members absent:      None.
- Staff present:      Limón and Goo.

**GENERAL BUSINESS:**

**A.      Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

**B.** Approval of Draft Minutes.

Motion: Approval of the minutes of the Single Family Design Board meeting of **October 8, 2012**, as submitted.

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

**C.** Consent Calendar.

Motion: Ratify the Consent Calendar for **October 15, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: Miller/Zimmerman, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar for **October 22, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman**.

Action: Sweeney/Zimmerman, 7/0/0. Motion carried.

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

1. There were no changes to the agenda or announcements.

2. Board member Pierce previously announced she would be stepping down from Item #2, 20 Las Alturas Circle.

**E.** Subcommittee Reports: No subcommittee reports.

**PROJECT DESIGN REVIEW****1. 220 SALIDA DEL SOL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-123-001

Application Number: MST2012-00359

Owner: Kirk Peacock and Pam Tanase, Living Trust

Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition and 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 87% of the maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on September 24, 2012.)**

(3:09)

Present: Tom Ochsner, Architect.

Mr. Ochsner stated that he was requesting at this in-progress review to get clarification and direction from the Board on acceptable landscape screening to satisfy adjacent neighboring privacy concerns and to prepare appropriate requested detailed drawings and plans for the Board.

Public comment opened at 3:17 p.m.

- 1) Michael Cohen (son and Agent of neighbor Elinor Cohen); requested that the existing adjacent view shed be preserved; and for the Board to approve the applicant's requested maximum 8-foot high fence to preserve adjacent privacy concerns from the proposed second-floor and deck.

Public comment closed at 3:19 p.m.

Board member Zimmerman clarified the proposed project's non-appealable jurisdiction in the Coastal Zone.

Vice-Chair Sweeney read to the Board the prior approved minutes from September 24, 2012, and clarified the Board prior approval of the project's total square footage that is 87% of the maximum floor-to-lot ratio (FAR).

**Motion:** Continued two weeks to Full Board with the comment that the Board finds the proposed vegetation screening is acceptable; applicant to break-up the proposed fence line with varying heights of shrubs and tree plantings.

**Action:** James/Pierce, 6/0/1. Motion carried. (Sweeney abstained).

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

### **2. 20 LAS ALTURAS CIR**

**A-1 Zone**

Assessor's Parcel Number: 019-122-001

Application Number: MST2012-00270

Owner: Charles Rudd and Inken Gerlach

Architect: Paul Zink

(This is a revised project description. Proposal to construct a new 3,460 square foot two-story, single-family residence with an attached 500 square foot garage located on a 19,718 square foot lot in the Hillside Design District. The previous 3,475 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new site walls, an existing pool to remain, new pool decking, removal and replacement of an existing 32 inch diameter trunk, redwood tree with three oak trees, and proposed grading of 100 cubic yards of cut, 70 cubic yards of fill and 30 cubic yards of export. The proposed total of 3,770 square feet of development is 89% of the maximum guideline floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications and a Public Works encroachment permit.)

**(Second Concept Review. Comments only; project requires environmental assessment, Staff Hearing Officer review for requested zoning modifications, and a Public Works encroachment permit for work in the public right-of-way. The project was last reviewed on August 27, 2012.)**

(3:36)

**Present:** Paul Zink, Architect; Jaime Pierce, Landscape Architect; and Suzanne Riegle, Assistant Planner.

Public comment opened at 3:51 p.m.

- 1) Carolyn Vogt, opposition; gave her speaking time to her husband Don Vogt.
- 2) Don Vogt, opposition; stated he has less opposition comments and expressed appreciation to Mr. Zink for his cooperation and responsiveness to their concerns regarding addressed second-story addition design and deck privacy issues, neighborhood compatibility, and revised vegetation screening on the property line and within the setback. Mr. Vogt inquired about zoning maintenance concerns and was referred to the Building & Safety inspectors to address any further adherence to maintaining zoning ordinance issues.

Public comment closed at 3:58 p.m.

**Motion: Continued indefinitely to the Staff Hearing Officer with positive comments:**

- 1) The Board finds the following proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines:
  - a) The Board finds acceptable the requested Modification for increased railing heights on existing walls;
  - b) The Board finds acceptable the requested Modification for increased fence/wall heights to greater than 3½ feet at 5 feet in height within ten feet of the front yard setback; and
  - c) Based upon the historic location of the previously existing structure, the Board finds acceptable the requested Modification for location of the pool equipment in the front yard setback.
- 2) The Board appreciates the applicant's design revisions, and finds the house is generally compatible with the adjacent neighborhood.
- 3) The Board finds in general that the proposed 89.3% maximum FAR is acceptable; recognizing that the proposed floor-to-lot area ratio (FAR) is beyond the recommended 85% FAR guideline.
- 4) The concept landscape plan is compatible with the context of the grid landscape.
- 5) Applicant to provide a color palette, further architectural details, and a landscape plan.

Action: Sweeney/Miller, 6/0/0. Motion carried. (**Jaime Pierce** stepped down).

**DISCUSSION ITEM****(4:05) TEA FIRE PROJECTS**

Review & Discussion of Approved Projects and the Single Family Design Board (SFDB) City Process.

Presenter: Jaime Limon, Senior Planner

**Presentation made; Discussion held.**

Board member comments about the current SFDB City process:

1. Board member Sweeney inquired about the approximately 40 properties that still have to apply and have not; and what the City can do about them. He suggested that the new applications should come to the Full Board, and not to the Consent Calendar, regardless of a new building footprint, plate heights, elevations, and those exceeding FAR; including properties pending new owners. Board members Woolery and Zimmerman concurred with stricter requirements for new owners.
2. Board member Sweeney reported the Board's difficulties and challenges regarding ensuring neighborhood compatibility, private views, privacy screenings, and geographic topography. Mr. Limon suggested that the Board request from the applicant photographic simulations and topography information, in addition to increased "group" Board site visits to the project sites. Board member Sweeney also stated that increased requests for story poles may help address neighborhood concerns. Mr. Limon also pointed out that Board suggested vegetation screening recommendations may need to be more specific and detailed.
3. Several Board members suggested that the expedited process remain in place for Tea Fire and Jesusita Fire victims, but that new property owners should follow the normal review process.
4. Board members Pierce and Sweeney expressed their opinions about proposed projects that have problematic elevations, plate heights, and that those projects should be referred to the Full Board from the Consent Calendar. Board member Bernstein suggested that possibly all proposed projects that have neighborhood concerns should go through Full Board review.
5. Board member Zimmerman suggested that all the proposed projects that exceed the 85% FAR should be specifically scrutinized to adhere to any applicable special design district restrictions and should be referred to the Full Board.
6. Mr. Limon informed the Board that he will analyze the Board's input and report back to them at a future Board meeting.

**\*\* MEETING ADJOURNED AT 5:00 P.M. \*\***

**CONSENT CALENDAR (11:00 a.m.):****CONTINUED ITEM****A. 1535 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-193-008  
 Application Number: MST2012-00389  
 Owner: John Ortberg  
 Designer: Andrew Ribbens

(Proposal for a 140 square foot first-floor addition, and a 181 square foot upper level deck located above the addition on an existing 1,992 square foot two-story single family residence, with an attached two-car garage, located on an 18,730 square foot lot in the Hillside Design District. The proposed new 181 square foot deck is a deck addition to the existing 237 square foot deck. An existing 32-inch diameter oak tree is proposed to remain and be protected. The proposed 2,132 square foot residence is 49% of the guideline floor-to-lot area ratio (FAR).)

**(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, and the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.**

The ten-day appeal period was announced.

**PROJECT DESIGN AND FINAL REVIEW****B. 1950 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-100-021  
 Application Number: MST2012-00291  
 Owner: Deveer Family Trust  
 Applicant: Mark Morando

(Proposal to replace existing guardrails along the driveway retaining wall at the front of the single-family residential property; to permit a set of "as-built" stairs and guardrail at a second retaining wall located in the front setback; and to permit an "as-built" second-story deck at the rear of the house. Staff Hearing Officer review is requested for zoning modifications for the driveway guardrail and retaining wall to exceed 42-inches next to the driveway; for the guardrail and retaining wall at the stairs to exceed eight feet in height in the front setback; and for the second-story deck at the rear to encroach into the setback.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 041-12. Project Design and Final Approval is requested.)**

**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, and in compliance with the Staff Hearing Officer Resolution No. 041-12.**

The ten-day appeal period was announced.

**NEW ITEM****C. 464 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-031  
Application Number: MST2012-00398  
Owner: Andrew W. Osburn, MD Trust  
Applicant: Amy Von Protz

(Proposal for an interior remodel and minor façade remodel to an existing one-story, 2,599 square foot, single-family residence with an attached two-car garage, located on a 1.22 acre lot in the Hillside Design District. The proposal includes an increase to the roof height by approximately 4-feet, the addition of a clerestory element, alterations to the front entry, the replacement of windows and doors, and two new wood trellises located at the south elevation. No alterations are proposed to the existing 498 square foot accessory building.)

**(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 two weeks to Consent for architectural details and a landscape plan.**

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman**.