



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 17, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: DENISE WOOLERY, *Chair*
 FRED SWEENEY, *Vice-Chair*
 BERNI BERNSTEIN
 BRIAN MILLER (Consent Calendar Architecture Representative)
 LISA JAMES (Consent Calendar Landscape Representative)
 JAIME PIERCE (Consent Calendar Landscape Representative)
 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
 ROSA ROGERS O'REILLY, 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/SFDB and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein (until 6:14), Miller, James, Pierce, and Zimmerman (at 3:56).
Members absent: None.
Staff present: Bedard, Limón, and Rogers O'Reilly.

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 3, 2013**, as submitted.

Action: Bernstein/Sweeney, 6/0/0. (Zimmerman absent.)

C. Consent Calendars:

- Motion: Ratify the Consent Calendar of **June 10, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.
- Action: Miller/Woolery, 6/0/0. Motion carried. (Sweeney abstained from Item B, Zimmerman absent.)
- Motion: Ratify the Consent Calendar of **June 17, 2013**. The Consent Calendar was reviewed by Jim Zimmerman and Jaime Pierce.
- Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Zimmerman absent.)

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
No announcements.
- E. Subcommittee Reports.
No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)

*****2:00 p.m. – Organized Board Site Visit to 1222 Shoreline Dr.*****

1. 1222 SHORELINE DR

E-3/SD-3 Zone

(3:10) 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 400 square foot garage and construction of a new 1,949 square foot, two-story, single-family residence with an attached 499 square foot, two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposal results in a total of 2,448 square feet. The project is 85% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction of the garage floor area. The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

(Second concept review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed at SFDB on June 3, 2013.)

Actual time: 3:04 p.m.

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

Present: Jim Zimmerman, Architect.

Public comment opened at 3:19 p.m.

1) Kathy Corey, opposition; expressed concerns regarding privacy.

Public comment closed at 3:21 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Reduce square footage on the second floor by 6-7 feet in the north-south direction, affecting the master bathroom and master wardrobe, which would allow for a one story roof configuration over that area.

- 2) Windows located on the west elevation to be no larger than 24" by 24", with a sill height of 5 feet or higher.
- 3) Consider smaller windows on the north elevation, to enhance privacy of the adjacent neighbor's backyard.
- 4) Consider retaining the existing pittosporum tree.
- 5) The Board is generally in favor of the design language/architecture, and is supportive of the Shoreline Dr. street elevations.
- 6) Provide a landscape plan.
- 7) Reduce plate height to 8 feet on the first floor.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2201 EDGEWATER WAY

E-3/SD-3 Zone

(3:40)

Assessor's Parcel Number: 041-350-016
 Application Number: MST2013-00185
 Owner: C & M Hofman Revocable Trust
 Applicant: Permit Planners
 Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition to an existing 3,243 square foot, two-story, single-family residence with an attached 476 square foot two-car garage, located on a 21,777 square foot lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes replacement of all existing windows and doors with new, a new 129 square foot second-floor deck, new exterior stairway and gates within the front yard, new site fences, landscaping alterations, and the replacement of the existing asphalt driveway and brick patio with new permeable pavers. The project includes Planning Commission review for a Coastal Development Permit and zoning modifications.)

(Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit and zoning modifications.)

Actual time: 3:56 p.m.

Present: Raymond Appleton, Permit Planners; Sam Maphis, Landscape Architect; Steven Sennikoff, Architect; and Craig and Mari Hofman, Owners.

Public comment opened at 4:26 p.m.

- 1) John Sharratt expressed support for the project.

Public comment closed at 4:26 p.m.

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

- 1) The proposed modification for the stairs and the garage door are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The proposed modification for the height of the railing, columns and entry gate are aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

- 3) The Board had positive comments regarding the proposed brick walkway, entry arbor, and picket fence in the public right of way.
- 4) The Board finds the proposed square footage addition acceptable.
- 5) Identify/clarify locations and shapes of new and existing windows.
- 6) Provide a colors and materials board.
- 7) Provide all final details, including finishes, decks, appendages and garage door.

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

SFDB-CONCEPT REVIEW (CONT.)

3. 745 DOLORES DR

E-1 Zone

(4:10)

Assessor's Parcel Number: 035-103-011
Application Number: MST2012-00498
Designer: Russell Banko Design & Construction
Owner: Kenneth & Laura Haney

(Proposal to construct a new 758 square foot two-story addition, and a new 243 square foot one-story addition, to an existing 1,674 square foot one-story single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR).)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on April 8, 2013.)

Actual time: 4:51 p.m.

Present: Russel Banko, Designer.

Public comment opened at 5:04 p.m.

- 1) Don Hay, opposition; expressed concerns regarding preservation of private views, and requested hips be added to the gable roof.
- 2) Barry Keller, support; stated that the project was much improved.

Public comment closed at 5:07 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the revised design and finds that the project is moving in a positive direction, with the following items to be studied:
- 2) Study the application of the roof forms, and how the first and second floors relate.
- 3) Study the project for the overall application of windows, in regards to proportion, size, location, and configurations, and with the following comments:
 1. North elevation: study a more appropriate size for the bathroom windows.
 2. South elevation: study alternate approach; suggestion to consider adding a sliding glass door.
 3. Study the window proportions at the first floor on the front elevation.
 4. Reduce the size of the window in the laundry room.
- 4) Provide the chimney cap details.

- 5) Study the second floor addition for a design that is well integrated with the existing residence.
- 6) Study the front elevation to accurately reflect the proposed floor plan, in terms of the doors and laundry room.
- 7) Provide a roof plan.
- 8) Add north arrow appropriately placed on the drawings
- 9) Provide drawings and sections indicating the finished floor lines, and add the dimensions to the eaves and ridgelines on elevations.
- 10) Erect a standard level of vertical and horizontal story poles.
- 11) The Board requested an organized Board site visit, prior to the next hearing, to view story poles.

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

PROJECT DESIGN REVIEW

4. 1576 LA VISTA DEL OCEANO DR

E-1 Zone

(4:40)

Assessor's Parcel Number: 035-180-058
 Application Number: MST1999-01043
 Owner: Alfred Asman
 Architect: Chris Manson-Hing

(This is a revised project for major design alterations for a project that received final design approval in 2006. There is an active building permit issued for the approved design, which involves the construction of a new three-story, 3,940 square foot, single-family residence, with an attached two-car garage, and is 99% of the required floor-to-lot area ratio (FAR). The revised application proposes to reduce the project to a new, two-story, 3,565 square foot single-family residence, with an attached two-car garage. The revised project resulting in 81% of the required floor-to-lot area ratio (FAR) and includes a 50% reduction for a portion of the lower floor area. The project requires compliance with Planning Commission Resolution No. 063-05, approved on October 6, 2005.)

(Second concept review of the revised project. Action may be taken if sufficient information is provided. The project was last reviewed on June 3, 2013.)

Actual time: 5:32 p.m.

Present: Chris Manson-Hing, Architect; and Edward Tebo, Owner.

Public comment opened at 5:42 p.m.

- 1) Ilan Levi, support; requested story poles.

Public comment closed at 5:44 p.m.

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 Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility with regard to size, bulk and scale, and quality of architecture and materials.
- 2) The approach to the retaining wall and landscaping is appropriate.

- 3) The Board appreciates the voluntary reduction in size, bulk, and scale from the original approved project, and finds the revised to design to be more compatible with the neighborhood.
- 4) Show final color and alternative color of trellis.
- 5) Provide all final details.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 213 LOYOLA DR

E-3/SD-3 Zone

(5:00)

Assessor's Parcel Number: 045-125-006

Application Number: MST2013-00214

Owner: Tara Anne Fergusson

Applicant: Adele Goggia

Architect: Harrison Design Associates

(Proposal to construct a new 662 square foot two-story addition to an existing 1,583 square foot one-story single-family residence with an attached 503 square foot two-car garage located on a 8,136 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes a new 400 square foot second level deck. The proposed total of 2,748 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided.)

Actual time: 5:50 p.m.

Present: Adele Goggia, Designer.

Public comment opened at 5:57 p.m.

- 1) Staff reported on a phone call received from Greg Leach, with concerns regarding the proposed decks and potential privacy impacts.

Letters of support from Don Gordon and Michael and Sarah Paskin were acknowledged.

Public comment closed at 5:58 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Erect a standard level of vertical and horizontal story poles.
- 2) Board members will conduct individual site visits.
- 3) The general direction and architectural style is acceptable.
- 4) Significantly reduce the size of the second level deck.
- 5) Provide sections and/or rendering of the front elevation.
- 6) Provide a roof plan.
- 7) Study proportions of master bedroom windows in relation to the eave line.
- 8) Consider providing a computerized rendering of the project.
- 9) The colors and light fixtures are acceptable.

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

PROJECT DESIGN REVIEW**6. 860 JIMENO RD**

(5:30) Assessor's Parcel Number: 029-110-046
Application Number: MST2013-00007
Owner: Joseph A Yob Living Trust
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,065 square foot addition to an existing two-story, 3,411 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, a 294 square foot covered porch, and a 41 square foot master balcony. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total of 4,557 square feet is 97% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested. The project was last reviewed on January 28, 2013.)

Actual time: 6:14 p.m.

Present: Richele, Architect; and Joan Radis, landscape architect.

Public comment opened at 6:27 p.m.

A letter from Mike Cahill was read into the record.

Public comment closed at 6:27 p.m.

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 Full Board with comments:

- 1) The Board had positive comments regarding neighborhood compatibility, consistency and appearance, and quality of architecture and materials.
- 2) The landscaping approach is appropriate.
- 3) Provide 3 Star Built Green compliance.
- 4) The Board appreciates the retention of the front staircase.
- 5) The Board approves of the general architectural style and language.
- 6) The Board appreciates the adjustment of windows and window heights.
- 7) Denote that the exterior lighting is being removed on east elevations. The Board is in favor of the proposed lighting shown on Sheet A-2.2. Exterior lighting fixtures should be made with obscure glass.

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

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Jim Zimmerman and Jaime Pierce.

PROJECT DESIGN REVIEW**A. 1708 LOMA ST R-2 Zone**

Assessor's Parcel Number: 027-152-026
 Application Number: MST2013-00163
 Owner: Neil Craffey

(Proposal to construct a new 81 square foot one-story addition to an existing 1,220 square foot one-story single-family residence with an existing detached one-car garage, located on a 5,000 square foot lot in the Hillside Design District. The proposal also includes a new covered entrance, replacement of all windows, window and door alterations on the south elevation, structural alterations to the existing garage to include reducing the height of the roof, reducing the height and area of the existing deck and replacement of guardrails for the existing deck above the garage, and the proposal to remove two existing trees in the remaining front yard. The proposal will address violations identified in ZIR2002-00750 which includes removing the 'as-built' shed in the rear yard. The proposed total of 1,553 square feet is 64% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested.)

A letter of concern from Paula Westbury was acknowledged.

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**B. 1120 GARCIA RD E-1 Zone**

Assessor's Parcel Number: 029-283-001
 Application Number: MST2013-00225
 Owner: Thomas Dean Craveiro
 Agent: Morando Design

(Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,682 square feet is 96% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to the Staff Hearing Officer to return to Consent with positive comments:

- 1) Change the board and bat to plaster at the bathroom bump-out.
- 2) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the

Single Family Design Guidelines and findings.

- a. The trellis and gate is a positive solution for the constrained lot.
- b. The small bump-out bathroom addition along the interior setback is acceptable.
- c. New skylight is frosted/obscure glass.
- d. Neighbor privacy impacts are limited by the frosted/obscure glass.

NEW ITEM

C. 120 CAMINO ALTO

A-1 Zone

Assessor's Parcel Number: 019-150-013
Application Number: MST2013-00243
Owner: Patrick A. Thiele
Architect: Steve Hausz

(Proposal for a total of 87 square feet of one story additions to the existing 2,533 square foot, two-story single-family residence and detached 467 square foot two-car garage. The proposal includes a 68 square foot new laundry room addition, and 19 square foot addition to the existing 467 square foot garage, to connect the existing residence to the existing detached two-car garage. The proposal includes door and window alterations, removal of a small area of paving to create a new landscape area, replacing the existing roof with a new two-piece clay tile roof, and new copper gutters and downspouts. The proposed total of 3,087 square feet, located on a 28,745 square foot lot in the Hillside Design District, is 65% of the guideline floor-to-lot area ratio (FAR).)

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

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely to Consent:

- 1) Provide section through the laundry room.
- 2) Provide final details.
- 3) Clay two piece tile is acceptable (not S-tile).
- 4) Show details of the new bay windows.

**** MEETING ADJOURNED AT 6:39 P.M. ****