



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, October 21, 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  
GABRIELE COOK, Interim Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://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](http://www.SantaBarbaraCA.gov/SFDB) and then clicking on the *Videos* tab.

**CALL TO ORDER.**

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

**ATTENDANCE:**

Members present: Woolery, Sweeney, Bernstein, James, and Pierce.  
Members absent: Zimmerman and Miller.  
Staff present: Bedard 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 **October 15, 2013**, as submitted.

Action: James/Sweeney, 4/0/1. Motion carried. (Bernstein abstained, Miller/Zimmerman absent.)

## C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 21, 2013**. The Consent Calendar was reviewed by James/Sweeney.

Action: Sweeney/Woolery, 4/0/1. Motion carried. (Bernstein abstained on item B, Miller/Zimmerman absent.)

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

Berni Bernstein is stepping down from item number 3, 2345 Edgewater Way.

## E. Subcommittee Reports.

No Subcommittee Reports.

**FINAL REVIEW****1. 1676 FRANCESCHI RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-102-004

Application Number: MST2012-00493

Owner: B &amp; B SB Trust

Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new, 6,415 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 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,910 cubic yards of site grading is proposed, which includes 350 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 119% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing officer review of requested zoning modifications.)

**(Final Approval requested. Project Design Approval was granted on July 15, 2013. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

Actual time: 3:06 p.m.

Present: Kirk Gradin, Architect;  
Susan Van Atta, Landscape Architect.

Public comment opened at 3:37 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

**Motion: Final Approval with comments:**

- 1) Reduce site lighting at the front streetscape and landscape lighting; applicants to work with neighbors to ensure site lighting does not overwhelm adjacent neighborhood.
- 2) Provide cut sheets for the landscape lights.

Action: Sweeney/Pierce, 5/0/0. Motion carried. (Miller/Zimmerman absent).

The ten-day appeal period was announced.

**FINAL REVIEW****2. 1702 HILLCREST RD****A-1 Zone****(3:30)**

Assessor's Parcel Number: 019-022-011  
Application Number: MST2013-00191  
Owner: Ned T. Lyerly  
Landscape Architect: Carol Gross  
Engineer: Ashley & Vance Engineering, Inc.

(Proposal for site alterations to include a 265 square foot deck addition to the existing 1,068 square foot deck and new exterior stairs, for a proposed deck total of 1,333 square feet, a new 6-foot tall 35 linear foot chain-link fence and gate, a new trellis, new exterior lighting, new site retaining walls and landscaping areas. The proposal includes 19 cubic yards of grading. The existing one-acre parcel is currently developed with an existing one-story single-family residence with an attached two-car garage located in the Hillside Design District.)

**(Final Approval requested. The project was last reviewed on October 15, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

Actual time: 3:59 p.m.

Present: Carol Gross, Landscape Architect;  
Paul Belmont, Structural Engineer

Public comment opened at 4:07 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

**Motion: Final Approval as submitted.**

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

The ten-day appeal period was announced.

**SFDB-CONCEPT REVIEW (CONT.)****3. 2345 EDGEWATER WAY****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 041-350-001  
Application Number: MST2013-00341  
Owner: Michal Smulski  
Architect: James Zimmerman

(Proposal to demolish the existing, two-story, 2,171 square foot, single-family residence, and construct a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

**(Second concept review. Comments only; project requires environmental assessment and Planning Commission review of a Coastal Development Permit. The project was last reviewed by SFDB on September 9, 2013.)**

Actual time: 4:09 p.m.

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

Present: James Zimmerman, Architect;  
Chris Gilliland, Landscape Architect; and  
Michal Smulski, Owner

Public comment opened at 4:25 p.m.

- 1) Sam Ryan, supports, did not understand opposition to project regarding neighborhood compatibility. Urged the Board to support the project.
- 2) Bernie Bernstein opposition; with expressed concerns regarding neighborhood compatibility. Supports new design.

Letters of support from David Bacher, Clair Bacher, and Andrew Bacher were acknowledged. Jim Zimmerman, architect brought in 7 additional letters of support. Letters of expressed concern from Kelam de Forest, and Paula Westbury were acknowledged.

Public comment closed at 4:31 p.m.

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

- 1) The Board finds the architectural approach is acceptable and received with favor.
- 2) Provide update of the planting on the public easement and coordination with Parks Division Staff.
- 3) Study fence in the front yard.
- 4) Study the brick or stone façade.
- 5) Provide detailing of the rooftop element.
- 6) Provide details of the architecture.
- 7) Provide refined landscape plan.

Action: Sweeney/Pierce, 4/0/1. Motion carried. (Bernie Bernstein stepped down, Miller/Zimmerman absent).

## **CONCEPT REVIEW - NEW ITEM**

### **4. 1322 CRESTLINE DR**

**E-1 Zone**

**(4:30)** Assessor's Parcel Number: 049-251-004  
Application Number: MST2013-00429  
Owner: Becky & Scott Ontjes  
Architect: Amy Taylor

(Proposal for façade alterations, an interior remodel, and 130 square foot, one-story addition to an existing, 2,262 square foot, two-story, single-family residence. The proposal also includes site alterations including the demolition and replacement of site walls and decks, remodeling the existing pool, adding a new spa, new fences, new terraced planting beds, and a new fire pit and barbeque area. The proposed total of 3,102 square feet, located on a 12,239 square foot lot in the Hillside Design District, is 77% of the maximum floor-to-lot area ratio (FAR). The project will address violations identified in ZIR2013-00308.)

**(Action may be taken if sufficient information is provided. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

Actual time: 4:53 p.m.

Present: Amy Taylor, Architect.

Public comment opened at 5:04 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concerns from Paula Westbury was acknowledged.

- Motion: Project Design Approval and continued indefinitely to Full Board with comments:**
- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials. Landscape is acceptable with following comments.
  - 2) Provide definitive location for pool fence.
  - 3) Provide pool fence details including style and height.
  - 4) Provide Tier 3 Storm Water Management Plan, especially if tanks are proposed.
  - 5) Clearly denote legends and symbols on presented plan.
  - 6) Clearly denote irrigation systems on presented plan to show coordination with Tier 3 Storm Water Management Program.
  - 7) The Board finds the window materials and the locations are acceptable.
  - 8) Study the landscaping to ensure compliance with High Fire Area requirements.
  - 9) Ensure compliance with pool safety guidelines.
- Action: Sweeney/Woolery, 5/0/0. Motion carried. (Miller/Zimmerman absent).

**CONSENT CALENDAR (11:00 A.M.)****REFERRED BY FULL BOARD****A. 836 MIRAMONTE DR****A-1 Zone**

Assessor's Parcel Number: 035-050-043  
Application Number: MST2013-00376  
Owner: Dreier Family Trust  
Architect: Pacific Architects

(Proposal for alterations to an existing, 4,505 square foot, two-story, single-family residence with an attached, two-car garage. The proposal includes the replacement of all exterior windows and doors, replacement of the existing roof with two-piece Mission tile, minor roof and deck alterations, and removal of existing trellises. Site alterations include the construction of a new entry gate and pilasters, replacement of an existing retaining wall, a new concrete stairs at grade, a new outdoor fireplace and barbeque, and a new trash enclosure. No new floor area is proposed. The proposal will address violations identified in ZIR2013-00152.)

**(Final Approval requested.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval as submitted.**

**REFERRED BY FULL BOARD****B. 2215 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-014  
Application Number: MST2008-00119  
Owner: John Sharrat  
Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.)

**(Project Design Approval requested.)**

**Postponed one week at the applicant's request.**

**CONTINUED ITEM****C. 1500 FRANCESCHI RD A-2 Zone**

Assessor's Parcel Number: 019-102-041  
 Application Number: MST2013-00399  
 Owner: Farhad Fouladi Living Trust  
 Designer: Brad Merritt

(Proposal to change the exterior facade to stucco on an existing, two-story, single-family residence with an attached two-car garage, located on a 16,045 square foot parcel in the Hillside Design District. No changes to the existing windows or decks are proposed.)

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

A letter of support was received from Phil and Diane Channing, 1502 Franceschi Rd.  
 A letter of concern from Paula Westbury was acknowledged.

**Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69050 of the City of Santa Barbara Municipal Code and Final Approval to return to staff with the following conditions:**

- 1) Provide the color board, with the colors as discussed.
- 2) Revise plans, as noted, to specify the revised colors, materials, and deck railings.

**NEW ITEM****D. 1813 CASTILLO ST R-4 Zone**

Assessor's Parcel Number: 027-011-019  
 Application Number: MST2013-00401  
 Owner: Whilt Family Trust  
 Architect: Lori Kari

(Proposal to provide two uncovered parking spaces, per the uncovered parking exception for properties developed with less than 80% of the maximum net floor-to-lot area ratio (FAR). This application will abandon the proposal to construct a one-car carport, and requests final inspections for site work (including a driveway gate, balcony, decks, and trellis) completed under the expired building permit BLD97-02340. The existing 4,800 square foot parcel is developed with an existing 1,256 square foot, two-story, single-family residence and is 53% of the floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2013-00979.)

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

A letter of concern from Paula Westbury was acknowledged.

**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 Final Approval as Submitted with the following comment:**

- 1) The proposed uncovered spaces are adequately screened from public view.

Items on Consent Calendar were reviewed by Fred Sweeney and Jaime Pierce.

**\*\* MEETING ADJOURNED AT 5:16 P.M. \*\***