



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 4, 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

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 3:03 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein (until 6:13 p.m.), Miller, James, and Pierce.
Members absent: Zimmerman.
Staff present: Bedard, Limón (until 3:12 p.m.), 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 21, 2013**, as submitted.

Action: Sweeney/Bernstein, 4/0/2. Motion carried. (Miller abstained/Bernstein abstained from Item #3, Zimmerman absent.)

C. Consent Calendars:

- Motion: Ratify the Consent Calendar of **October 28, 2013**. The Consent Calendar was reviewed by Sweeney/Pierce.
- Action: Sweeney/Woolery, 5/0/1. Motion carried. (Bernstein abstained Item A, Zimmerman absent.)
- Motion: Ratify the Consent Calendar of **November 4, 2013**. The Consent Calendar was reviewed by Sweeney/Pierce.
- Action: Bernstein/Sweeney, 6/0/0. Motion carried. (Zimmerman absent.)

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

- a. Ms. Bedard made the following announcements:
- a) Board member Zimmerman will be absent from the meeting.

E. Subcommittee Reports.

No Subcommittees.

DISCUSSION/ACTION ITEM**1. PROPOSED AMENDMENTS TO SBMC 22.69.110C REGARDING SFDB QUORUM REQUIREMENTS**

(3:10) Staff: Jaime Limón, Senior Planner/Design Review Supervisor

(Presentation and discussion of Santa Barbara Municipal Code §22.69.110C)

Actual time: 3:08 p.m.

Presentation and discussion held.

Motion: Recommendation to accept the proposed amendment to Santa Barbara Municipal Code §22.69.110C regarding the quorum requirement of having one licensed professional for quorum.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1860 EUCALYPTUS HILL RD****A-2 Zone**

(3:20) Assessor's Parcel Number: 015-161-052
 Application Number: MST2013-00432
 Owner: Frederick Graham
 Architect: Tai Yeh

(Proposal to convert the existing garage into new habitable area to the existing 2,525 square foot two-story, single-family residence, and to construct a new, 484 square foot, detached, two-car garage, with a second story, 394 square foot, accessory building and second story deck. The proposal includes minor exterior alterations to the existing residence. The proposed total of 3,913 square feet, located on a 38,333 square foot lot in the Hillside Design District, is 80% of the guideline floor-to-lot-area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00426.)

(Comments only; project requires environmental assessment and compliance with Tier 3 Storm Water Management Program.)

Actual time: 3:12 p.m.

Present: Tai Yeh, Architect
Laurie Romano, Landscape Architect

Public comment opened at 3:22 p.m.

1) Lori Buxton, neighbor, expressed concerns regarding view impact from height of garage.

A letter of expressed concern from Paula Westbury was acknowledged.

Public comment closed at 3:25 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the general architecture approach is acceptable.
- 2) Study placement of the new garage closer to the house, as demonstrated in option three (3) in the landscape architect plans.
- 3) The Board finds the proposed new pool to be the proper approach, as demonstrated in option three (3) of the landscape plans.
- 4) Clarify pool equipment location.
- 5) Provide a section of the garage to the street in order to understand the relationship of the height of garage to street level.
- 6) Provide a section of the pool in the north/south direction to understand pool and deck level relationship with house and garage.
- 7) Study adding horizontal element to break the massing of the elevator shaft.
- 8) Provide compliance with Tier 3 Storm Water Management Plan (SWMP).

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1562 MARQUARD TERR

R-1 Zone

(3:50) Assessor's Parcel Number: 041-031-018
Application Number: MST2013-00424
Owner: Joanne Gronquist
Architect: Joe Ewing

(Proposal for a 477 square foot, one-story addition and 144 square foot, two-story addition to an existing 1,352 square foot, two-story, single-family residence, with a 396 square foot, detached, two-car garage, and 238 square foot, detached storage structure. The project includes window and door alterations, replacement of existing siding with stucco, a new standing seam metal roof, and demolition and reconstruction of 49 square feet of the existing garage. The proposed total of 2,607 square feet, located on an 8,411 square foot parcel in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

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

Actual time: 3:42 p.m.

Present: Joe Ewing, Architect

Public comment opened at 3:53 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study all window fenestrations in the new addition to be more consistent in the style of the existing structure, in particular on the south and east elevations. Study the windows in correlation with roof lines.
- 2) Study the roof element of the new addition at the second floor bathroom.
- 3) Provide the color and materials board.
- 4) Study and specify the stucco treatment.
- 5) Provide clarification of the roof material.

Action: Miller/Sweeney, 6/0/0. Motion carried. (Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 475 BRAEMAR RANCH LN****A-1/SD-3 Zone****(4:20)**

Assessor's Parcel Number: 047-030-019

Application Number: MST2013-00439

Owner: Spencer Seal Living Trust

Architect: Howard Wittausch

(Proposal for site alterations to include the demolition of an existing swimming pool and patio, construction of a new 150 lineal foot, 30-inch tall, integral-colored concrete block retaining wall, a new 2,000 square foot permeable patio, associated site landscaping, and approximately 800 square feet of new permeable paving for the lower driveway. The proposal includes 696 cubic yards of grading excavation and 713 cubic yards of fill. The 1.26 acre parcel is developed with an existing 4,201 square foot single-family residence to remain. No alterations are proposed to the residence.)

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

Actual time: 4:10 p.m.

Present: Howard Wittausch, Architect and Civil Engineer
Spencer Seal, Owner.

Public comment opened at 4:14 p.m. As no one wished to speak, public comment was closed.

Letters of expressed concerns from Patricia Foley, neighbor, regarding potential landscaping that may block private views; Eddie Rhode, neighbor, regarding shared property line; and Paula Westbury were acknowledged.

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 with comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of architecture and materials and landscape, good neighbor guidelines, and public views.
- 2) Specify the location of the third coral tree on the plans.
- 3) The Board finds that the proposed new site landscaping acceptable, and that it will not result in any negative view impacts to the neighbors.
- 4) Provide a final landscape plan with drainage details.
- 5) Provide a color and materials board, and provide examples of the paving and stone wall materials.

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

****THE BOARD TOOK A BRIEF RECESS AT 4:25 P.M. AND RECONVENED AT 4:29 P.M.******PROJECT DESIGN REVIEW****5. 1565 LA CORONILLA DR****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-302-003
Application Number: MST2013-00330
Owner: Mortgage Deeds, LLC
Architect: Jason Grant

(Proposal to construct a two-story, 3,264 square foot, single-family residence with a detached, 441 square foot, two-car garage, located on a vacant, 17,957 square foot lot in the Hillside Design District. The proposal includes new site retaining walls and steps, and 120 cubic yards of grading beneath the proposed building footprint. The proposed total of 3,705 square feet is 84% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires environmental finding for CEQA Guidelines Section 15183 Exemption. Project was last reviewed on August 26, 2013.)

Actual time: 4:29 p.m.

Present: Jason Grant, Architect

Public comment opened at 4:39 p.m.

- 1) Peter Beuret, neighbor at 1547 La Coronilla, expressed concerns regarding the need for story poles and preservation of the eucalyptus trees.
- 2) Tim Putz, neighbor at 1555 La Coronilla, expressed concerns regarding the need for story poles and tile roof. Mr. Putz read a letter from John Paulin, neighbor, regarding concerns of obstructed views, the need for story poles, and fire safety.
- 3) Paul Straede, neighbor at 1558 La Coronilla expressed concerns regarding future obstructed views, supports terraced wall, recommends tile roof and no tree planting in the parkway.
- 4) Ericka Adler, neighbor at 1548 La Cresta Cir, expressed concerns regarding deck locations, height of building, garage window location, and green screening. She recommends Spanish style roof and the need for story poles.

A letter from Paula Westbury was received.

Public comment closed at 4:50 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board requires story poles adhering to the "full level" level A, as indicated in the Single Family Design Board General Design Guidelines and Meeting Procedures.
- 2) Study shifting garage windows from south to north side to address the (southerly) neighbors concern.
- 3) Study additional architectural features to break mass of south side of garage.
- 4) Study reduction of the deck off of the family room.
- 5) Study stair lighting designs to be low voltage and directed downward to only provide minimal illumination of the site stairs beginning along La Coronilla Drive.
- 6) Provide more muted/natural, earth-tone colors for the stucco and roof color.
- 7) The Board finds the proposed roofing material and style to be compatible with the proposed architecture and the larger neighborhood; a tile roof is not required.
- 8) Provide the floor-to-lot area (FAR) analysis of the 20 closest residences.
- 9) Provide the building heights of the surrounding houses.

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

PROJECT DESIGN REVIEW**6. 2430 CALLE ALMONTE****E-1 Zone****(5:00)**

Assessor's Parcel Number: 041-412-012

Application Number: MST2013-00020

Owner: Farzeen & Venus M. Nasri Trust

Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 170 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for a requested zoning modification.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing officer Resolution No. 059-13. Project was last reviewed on August 26, 2013.)

Actual time: 5:26 p.m.

Present: Eric Swenumson, Designer
Farzeen Nasri, Owner

Public comment opened at 5:30 p.m.

1) Steve Jordan, neighbor; expressed concerns regarding a window looking towards his property.

A letter from Paula Westbury was received.

Public comment closed at 5:31 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 Consent with comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of architecture and materials and landscape, and good neighbor guidelines.
- 2) Provide final details and color and materials board.
- 3) The Board finds that the proposed windows are acceptable in size and location.

Action: Sweeney/Miller, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**7. 1727 SANTA BARBARA ST****E-1 Zone**

(5:20) Assessor's Parcel Number: 027-111-017
Application Number: MST2013-00348
Owner: Peter & Dorian Hirth
Applicant: Ken Dickson
Architect: Mark Wienke

(Proposal to reconstruct two seven-foot tall pillars and reinstall a pair of wrought iron gates with a maximum height of seven-feet tall at the front property line. The development of the vacant parcel is being reviewed as a separate application under MST2013-00276.)

(Action may be taken if sufficient information is provided. Requires compliance with Staff Hearing officer Resolution No. 057-13. Project was last reviewed on October 2, 2013.)

Actual time: 5:39 p.m.

Present: Mark Wienke, Architect
Scott Armstrong, Landscape Architect

Public comment opened at 5:47 p.m.

- 1) Mary Suding, expressed concerns regarding maintaining the height of the existing hedge as it set historic precedence for the site and neighborhood.

A letter of expressed concern from Paula Westbury was acknowledged.

Public comment closed at 5:49 p.m.

Motion: 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.

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility, quality of materials, and good neighbor guidelines.

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

The ten-day appeal period was announced.

FINAL REVIEW**8. 1727 SANTA BARBARA ST****E-1 Zone****(5:30)**

Assessor's Parcel Number: 027-111-017
Application Number: MST2013-00276
Owner: Peter & Dorian Hirth
Engineer: Windward Engineering
Applicant: Ken Dickson
Architect: Mark Wienke
Landscape Architect: Barefoot Designs

(This is a revised proposal to construct a new, two-story, 3,182 square foot, single-family residence, with an attached, 461 square foot, two-car garage, located on a 10,200 square foot lot. The proposed total of 3,643 square feet is 96% of the maximum floor-to-lot area ratio (FAR). This proposal replaces The original project approved in 2008. The original proposal involved the construction of a new, two-story, 3,731 square foot, single-family residence, including a detached, two-car garage. The original project obtained a Planning Commission approval for an FAR modification to allow the building height to exceed 25 feet in combination with an FAR greater than 85% of the maximum FAR. An FAR modification is no longer required as the revised project has been reduced to not exceed the maximum building height of 25-feet. The revised design also includes a revised architectural style. The proposal includes the removal of approximately seven Pittosporum trees and one cedar tree.)

(Action may be taken if sufficient information is provided. Project was last reviewed on August 26, 2013 when Project Design Approval was granted.)

Actual time: 5:51 p.m.

Present: Mark Wienke, Architect
Scott Armstrong, Landscape Architect

Public comment opened at 6:02 p.m.

- 1) Mary Suding, neighbor, supports project. Requests the body stucco color is the lighter color and the trim the darker color presented.

A letter of expressed concern from Paula Westbury was acknowledged.

Public comment closed at 6:03 p.m.

Motion: Final Approval as submitted with the following comment:

- 1) The Board accepts the colors on color board scheme 1 with the exception that the body stucco color is X81 Oatmeal, base 200.

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

The ten-day appeal period was announced.

FINAL REVIEW**9. 1322 CRESTLINE DR****E-1 Zone**

(5:50) 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. Project was last reviewed on October 21, 2013.)

Actual time: 6:14 p.m.

Present: Amy Taylor, Architect

Public comment opened at 6:24 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 the condition to label the self latching safety gate for the pool.
Action: James/Woolery, 5/0/0. Motion carried. (Bernstein/Zimmerman absent).

The ten-day appeal period was announced.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Sweeney and Pierce.

NEW ITEM**A. 2213 SANTA BARBARA ST E-1 Zone**

Assessor's Parcel Number: 025-201-023
 Application Number: MST2013-00436
 Owner: Dennis P. Fazio
 Architect: David Winitzky

(Proposal to construct a new covered entry porch and a total of 31 square feet of additions to an existing 2,734 square foot, two-story, single-family residence, and four covered parking spaces totaling 869 square feet. The proposal includes replacement of existing windows and doors, including the relocation of some windows and doors, and one new window, new skylights, replacement of exterior light fixtures, and exterior stucco color change. The proposal is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer review for requested zoning modifications to allow alterations within the interior setback.)

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

Public comment:

Gil Garcia, neighbor, supports project, in particular the joint hedge and stated that there is a historic precedent for the "over-height" hedges to remain as is.

Continued Indefinitely to the Staff Hearing Officer and to return to Consent with the following comments:

- 1) Supportive of the fence/hedge/columns to be maintained at existing height and configuration.
- 2) Supportive of windows/doors alterations.
- 3) Provide typical final details and color board.

FINAL REVIEW**B. 1164 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-181-010
 Application Number: MST2013-00139
 Owner: Theodore M. Dolas
 Designer: Don Swann

(Proposal to construct a new 596 square foot second-story addition to an existing 2,172 square foot two-story single-family residence with an attached two-car garage located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second-level deck, a new in-ground pool, and replacing the existing ground level patio with a new on-grade patio. The proposed total of 2,763 square feet is 64% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing officer approval for requested zoning modifications.)

(Final review of landscape plan.)

Final Approval of landscaping as submitted.

*The ten-day appeal period was announced

REVIEW AFTER FINAL**C. 1303 FERRELO RD - LOT 28****E-1 Zone**

Assessor's Parcel Number: 029-271-028
Application Number: MST2005-00082
Owner: Kevin Goodwin
Designer: Goodwin Design

(This project is scheduled for a Review After Final for a revised design to reconfigure the site grading and slope. The total onsite grading is approximately 188 cubic yards of cut and 188 cubic yards of fill and will be balanced on site. The goal of the revised site grading is to restore the site to the original elevation and slightly increase the building pad. Other site work includes erosion control and addition of site boulders. No changes are proposed to the 3,493 square foot, two-story, single-family residence, with an attached 599 square foot two-car garage, which received Final Approval on January 2, 2007.)

(Review After Final of changes to windows, doors, and existing as-built concrete wall is requested to be allowed to remain.)

Public comment:

Virginia Ramsey, 1072 Garcia Rd., expressed concerns regarding site grading.

Brian Henshkwitz, 1022 Garcia Rd., expressed concern regarding drainage for new exterior shower.

Review After Final as noted on A1.1, A3.2, A3.3 with comments:

- 1) Provide a drain detail for the exterior shower and a plan of the shower area.
- 2) Add detail and notes regarding the revised terrace and steps off the master bedroom.
- 3) Revise the east elevation to remove the access door and indicate an access hatch under the driveway bridge; add a note that access is for maintenance only; area may not be used for storage.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:30 P.M. ****