



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, January 26, 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  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** MICHAEL JORDAN

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, Planning Technician  
AMBER FLEMMINGS, 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/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

**CALL TO ORDER.**

The Full Board meeting was called to order at 3:05 p.m. by Chair Sweeney.

**ATTENDANCE:**

Members present: Sweeney, Miller, Bernstein (3:07 p.m.), James, Pierce, and Woolery.  
Members absent: None.  
Staff present: Limón, Eng, and Flemmings.

**GENERAL BUSINESS:**

A. 2015 Board Elections and Appointments

Fred Sweeney was nominated for SFDB Chair. Mr. Sweeney accepted the nomination. Election vote: 5/0 (unanimous).

Brian Miller was nominated for SFDB Vice-Chair. Mr. Miller accepted the nomination. Election vote: 5/0 (unanimous).

B. Public Comment:

Board member Miller presented the Board and staff with copies of the book *Pearl Chase, First Lady of Santa Barbara*.

C. Approval of the minutes:

- Motion: Approval of the minutes of the Single Family Design Board meeting of **January 12, 2015**, as submitted.
- Action: Pierce/Bernstein, 6/0/0. Motion carried.

D. Consent Minutes:

- Motion: Ratify the Consent Minutes of **Tuesday, January 20, 2015**. The Consent Minutes were reviewed by Miller/James.
- Action: Miller/Pierce, 6/0/0. Motion carried.
- Motion: Ratify the Consent Minutes of **January 26, 2015**. The Consent Minutes were reviewed by James/Miller.
- Action: Woolery/James, 5/1/0. Motion carried. (Bernstein opposed).

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

Mr. Eng announced that Item #4, 324 Sherman Road, was postponed per the applicant's request, so Item #6, 960 West Mountain Drive, will be heard in place of Item #4.

F. Subcommittee Reports.

No Subcommittee Reports.

## **PROJECT DESIGN REVIEW**

### **1. 1912 MISSION RIDGE RD**

**A-1 Zone**

- (3:20)** Assessor's Parcel Number: 019-083-021  
 Application Number: MST2014-00585  
 Owner: Craig and Morrison  
 Applicant: Jeff Shelton

(Proposal for a 22 square foot first-floor addition and a 530 square foot second-floor addition to an existing 2,146 square foot one-story, single-family residence with an attached 658 square foot garage. The proposal includes one new uncovered parking space, a 194 square foot covered patio at the entry, a 158 square foot second-story deck, a raised pool and surrounding deck, and interior remodel work. It also includes permitting an "as-built" air conditioning condenser unit, relocation of the pool equipment enclosure, and a new driveway and pedestrian gate. The proposed total of 3,251 square feet on a 25,091 square foot lot in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio. This project will address violations identified in Zoning Information Report No. ZIR2014-00157.)

**(Project Design Approval is requested. Project was last reviewed on December 15, 2014.)**

Actual time: 3:20 p.m.

Present: Anna Lehr, Applicant; Jeff Shelton, Architect; and Craig Morrison, Owner.

Public comment opened at 3:26 p.m.

- 1) Christopher Price, a representative for Roger and Stephanie Bacon, expressed concerns regarding the design and orientation of the second-floor addition and its impact on views and privacy. He requested the applicant consider an alternate design that would be more consistent with the guidelines. To mitigate privacy issues from the second-floor addition, he suggested that awnings or frosted materials be used. He also noted that the neighbor to the south of the project has a deed restriction prohibiting a second story and is researching the matter to see if the subject parcel has a similar condition.
- 2) Lalle Brutoco, a neighbor at 1920 Mission Ridge Road, expressed concerns regarding loss of privacy

in her rear yard and visual impacts due to the second story. She would like to see the home better integrated with the neighborhood in a way that does not adversely affect her property value.

Public comment closed at 3:30 p.m.

**Failed 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) Study removing the bathroom window or utilizing frosted materials.
- 2) Consider removing the balcony on the west elevation above the garage.
- 3) The Board finds that the size, bulk, and scale is consistent and compatible to the neighborhood, the quality of architecture and materials is superior, and the project complies with the good neighbor guidelines.

Action: James/Pierce, 3/3/0. Motion failed. (Miller/Woolery/Bernstein opposed).

**Substitute 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) Study removing the bathroom window or utilizing frosted materials.
- 2) Remove the balcony on the west elevation above the garage.
- 3) The size, bulk, and scale are consistent and compatible to the neighborhood, the quality of architecture and materials is superior, and the project complies with the Good Neighbor Guidelines.

Action: James/Miller, 5/1/0. Motion carried. (Pierce opposed).

The ten-day appeal period was announced.

## **CONCEPT REVIEW - NEW ITEM**

### **2. 100 E CONSTANCE AVE**

**E-1 Zone**

**(4:00)** Assessor's Parcel Number: 025-041-001  
 Application Number: MST2014-00625  
 Owner: Kenny Van Zant  
 Applicant: Becker Studios

(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.)

**(Project Design Approval is requested.)**

Actual time: 3:58 p.m.

Present: Darrell Becker and Diana Kelly, Architects.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

**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 consistency and appearance of the project is compatible with the neighborhood, and the quality of architecture and materials is acceptable.
- 2) The size, bulk, and scale of the second story addition are appropriate to the historic character of the property.
- 3) The proposed color scheme is acceptable.
- 4) The landscape plan will be reviewed at Consent.

Action: Miller/Woolery, 5/0/1. Motion carried. (Sweeney abstained).

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 4:21 P.M. AND RECONVENED AT 4:26 P.M. \***

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

#### **3. 1240 W MICHELTORENA ST**

**R-1 Zone**

**(4:35)** Assessor's Parcel Number: 041-101-010  
 Application Number: MST2014-00555  
 Applicant: Gelaré Macon  
 Owner: Katherine Hahn  
 Architect/Buyer: Mark Travers, AIA

(Proposal for a new three-story, 2,011 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. The ground level will be comprised of a 492 square foot two-car garage and 273 square feet of living area, the middle level will have 637 square feet, and the upper level will have 609 square feet. There will be 149 square foot of deck on the middle level. A new landscape plan is also proposed. The floor-to-lot area ratio (FAR) is 74% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback. An encroachment permit is required for construction in the public right of way.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. Project was last reviewed on December 1, 2014.)**

Actual time: 4:26 p.m.

Present: Mark Travers, Architect; Gelaré Macon, Applicant; and Bob Flowers, Civil Engineer.

Public comment opened at 4:39 p.m.

- 1) Jean Demro, a neighbor at 1236 West Micheltorena Street, appreciated the reduction in square footage, but still maintained concerns regarding the size, bulk and scale of the project on the small lot. She noted that the square footage is larger than several homes on neighboring lots. She requested that the living area on the ground level be removed to reduce grading, and that the third story be removed, noting that the home was still too large and needs to be more consistent with the neighborhood.

- 2) Fray Crease, a neighbor at 1231 West Micheltoarena Street, expressed concerns regarding the size, bulk, and scale of the home in comparison to neighboring properties. She spoke in favor of the efforts to control construction traffic, yet felt more could be done to accommodate the neighbors.

Public comment closed at 4:43 p.m.

**Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:**

- 1) The Board appreciates the applicant efforts to make changes to the project.
- 2) The Board supports the architectural style and the color palate.
- 3) Reduce the size of the bedroom windows.
- 4) Provide a landscape plan illustrating the green wall treatment of the retaining walls.
- 5) The modification is aesthetically appropriate and does not pose consistency issues with the guidelines; it would be impractical to build on the site without the modification.
- 6) The size, bulk, and scale of the architecture are consistent with the neighborhood based on the streetscape, provided that the FAR is at 74%.

Action: Miller/James, 6/0/0. Motion carried.

#### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **4. 324 SHERMAN RD**

**A-1 Zone**

**(5:25)**

Assessor's Parcel Number: 019-050-006  
Application Number: MST2015-00003  
Owner: Appelbaum-Shapiro Living Trust  
Designer: Amy Von Protz

(Proposal to construct a new, 2,438 square foot, two-story, single-family residence and a 414 square foot two-car garage. The proposal will replace the original, 1,835 square foot, two-story, single-family residence that was destroyed in the Tea Fire. The proposed total of 2,852 square feet, located on a 14,394 square foot lot in the Hillside Design District, is 67% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions in the front and interior setbacks.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)**

**Postponed per applicant's request.**

**PROJECT DESIGN REVIEW****5. 433 CONSUELO DR****E-3/SD-2 Zone****(6:30)**

Assessor's Parcel Number: 059-201-001  
 Application Number: MST2014-00534  
 Owner: Paul and Donna Wieckowski  
 Architect: Paul Poirier  
 Contractor: Paul Wieckowski  
 Engineer: Greg Storc, Schipper Construction Company  
 Landscape Architect: Bill Mellett

(Proposal to construct 451 square feet of additions (433 square feet at the ground floor and a remodeled second floor to reduce size by 286 square feet). The existing two-story 2,637 square foot single-family residence and an attached, 411 square foot, two-car garage will also be remodeled with new roof, comp shingles. No other site alterations are proposed. The proposed total of 2,758 square feet located on a 7,490 square foot lot is 91% of the required floor-to-lot area ratio (FAR). This project addresses violations identified in Zoning Information Report ZIR2013-00152.)

**(Project Design Approval is requested. Project was last reviewed on December 15, 2014.)**

Actual time: 6:19 p.m.

Present: Paul Poirier, Architect; and Paul Wieckowski, Contractor.

Public comment opened at 6:23 p.m. As no one wished to speak, public comment was closed.

**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 with comments:**

- 1) The project's appearance is consistent with the scenic character of the neighborhood, the size, bulk, scale, and compatibility is appropriate to the site, and the quality of architecture and materials is acceptable.
- 2) Provide a plant reference in the legend on the landscape plan.
- 3) The FAR is appropriate since the front elevation of the project is consistent with many of the neighboring homes and the improvements at the rear do not pose consistency issues with the mobile home park behind it.

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

The ten-day appeal period was announced.

**REVIEW AFTER FINAL****6. 960 W MOUNTAIN DR****A-1 Zone**

**(7:00)** Assessor's Parcel Number: 021-050-057  
Application Number: MST2009-00149  
Owner: Pike Riegert  
Architect: Amy Taylor

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Review After Final is requested for exterior changes that include revised doors, windows, colors, lighting, landscaping, and finish details. Also requested are an expanded roof deck with additional guardrails, new sandstone clad posts on the roof deck, relocation of light wells, and extending the lower patio and retaining walls, with additional grading at the south and eastern sides of the house. Project was last reviewed on January 12, 2015.)**

**\* THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. \***

Actual time: 5:09 p.m.

Present: Amy Taylor, Architect.

Public comment opened at 5:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Remove all access to the upper roof deck, which includes removal of the door and sliding glass door at the upstairs bedroom, and the exterior stairway to the ground-floor patio.
- 2) Replace the first floor window to be a window congruent with the architectural style.
- 3) Provide identifiable complete landscape plan.
- 4) Remove the railing on the second floor roof deck.
- 5) The Board requests that the 5 gallon oaks be replaced with 24 inch box oaks, and the oaks screen the house from the downslope, with an amount to be determined.

Action: Pierce/Woolery, 6/0/0. Motion carried.

**\* THE BOARD RECESSED AT 5:41 P.M. AND RECONVENED AT 6:18 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 3039 HERMOSA RD****E-3/SD-2 Zone****(7:35)**

Assessor's Parcel Number: 051-192-001  
Application Number: MST2014-00607  
Owner: Bryan C. Kenney Living Trust  
Applicant: Christopher De Rose

(Proposal for a total of 785 square feet of one- and two- story additions (98 square foot one story, and 687 square foot second story) to an existing 2,160 square foot residence, including two, attached single-car garages. The proposed total of 2,945 square feet, located on an 8,250 square foot lot, is 91% of the required maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested.)**

Actual time: 6:38 p.m.

Present: Christopher De Rose, Designer; and Bryan Kenney and Ann Mallory, Owners.

Public comment opened at 6:42 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued two weeks to Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) Reduce the size to bring the FAR closer to 85% as recommended by the guidelines.

Action: Bernstein/Miller, 6/0/0. Motion carried.

**\*\* MEETING ADJOURNED AT 7:02 P.M. \*\***

**CONSENT AGENDA (11:00 A.M.)**

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

**REVIEW AFTER FINAL****A. 1035 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2014-00122  
Owner: Peter Sadowski and Denise Decker  
Applicant: Dale Pekarek  
Architect: The Fine Line

(Proposal to construct two metal arbors, a wood burning pizza oven, and a six foot wide counter in the rear yard of single-family residence on a 1.3 acre lot in the Hillside Design District.)

**(Review After Final is requested to revise the shape of the previously approved trellis and arbors and to add an additional trellis in a new service area at the west end of the rear yard.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****B. 210 BALBOA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008  
Application Number: MST2014-00532  
Owner: Tenoso Family Trust  
Architect: Bill Wolf

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story, single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

**(Final Approval is requested.)**

**Project was continued one week to Consent with comments:**

- 1) Provide a cut sheet for the proposed lighting fixtures.
- 2) The body of the residence shall be earth tone.
- 3) The gate at the front of the residence shall be 6 feet tall.
- 4) Clarify with Transportation staff whether gravel is acceptable in the area leading up to the front yard gate.

**FINAL REVIEW****C. 3753 LINCOLN RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-015  
Application Number: MST2014-00312  
Owner: Gregory Gallant  
Applicant: Christine Nolte

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

**(Final Approval is requested.)**

**Final Approval with comments:**

- 1) Lower the windows on the garage so that the header height matches that of the garage door.
- 2) On the front elevation, include a banding element to provide separation and a transition between the horizontal siding and the square shingles.