



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 12, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

- GLEN DEISLER, CHAIR – PRESENT UNTIL 4:35 P.M.
- DENISE WOOLERY, VICE-CHAIR - PRESENT
- BERNI BERNSTEIN - PRESENT
- BRIAN MILLER - PRESENT
- FRED SWEENEY - PRESENT
- JIM ZIMMERMAN - ABSENT

CITY COUNCIL LIAISON:

DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON:

ADDISON THOMPSON - PRESENT

PLANNING COMMISSION LIAISON (ALTERNATE):

JOHN CAMPANELLA – PRESENT

STAFF:

- JAIME LIMÓN, Design Review Supervisor - PRESENT
- MICHELLE BEDARD, Planning Technician - PRESENT
- KATHLEEN GOO, Commission Secretary - PRESENT

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 Video* tab.

CALL TO ORDER.

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

ATTENDANCE:

- Members present: Deisler (present until 4:35 p.m.), Woolery, Bernstein, Miller, Sweeney, and Zimmerman.
- Members absent: None.
- Staff present: Bedard 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 the minutes of the Single Family Design Board meeting of **February 27, 2012**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **February 27, 2012**, as amended.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **March 5, 2012**. The Consent Calendar was reviewed by **Brian Miller**.

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

Motion: Ratify the Consent Calendar for **March 12, 2012**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

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

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

1. Board member Deisler announced he would be stepping down from Item #4, 1619 Olive Street.

E. Subcommittee Reports.

No subcommittee reports.

SFDB-CONCEPT REVIEW (CONT.)

1. 1790 SYCAMORE CANYON RD

A-1 Zone

Assessor's Parcel Number: 013-163-018

Application Number: MST2011-00454

Owner: Sycamore Heights, LLC

Designer: Rick Mendez Design C.D.S.

(Proposal involves fire damage repairs, interior remodel, the conversion of the existing 594 square foot attic to a habitable third-story floor area, and approximately 244 square feet of new additions to an existing single-family residence. Approximately 300 square feet of the existing 565 square foot attached garage will be converted to floor area. The parking will be provided by an attached one-car garage and a new 498 square foot two-car garage. The proposal will result in an approximately 3,156 square foot three-story single-family residence on a 34,308 square foot lot and is 65% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2010-00361.)

(Action may be taken if sufficient information is provided. The project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on January 30, 2012.)

(3:11)

Present: Rick Mendez, Designer.

Public comment opened at 3:20 p.m.

Roger Helkey, neighbor – had no objections to project.

A letter with concerns from Paula Westbury was acknowledged.

Public comment closed at 3:21 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the progress of the design refinements including the proposed new detached two-car garage, rather than the uncovered parking spaces.
- 2) Study and coordinate the elevations and the architectural details to match (for both the residence and the detached garage); suggestions include particularly more articulation at the front door (north elevation).
- 3) Study window sill details; provide a manufacturer brochure.
- 4) Study the detached garage; possibly lower the plate height as discussed.
- 5) Provide photographs of the existing garage and front entry area.
- 6) Restudy the detached garage; site elevations are to be consistent with the end elevations.
- 7) Study "Window B" on the north elevation for a more vertical appearance rather than the proposed horizontal appearance (rotate 180 degrees).
- 8) Provide additional site photographs, including driveway and landscaping.
- 9) Provide all applicable details, roof materials, exterior lighting, and a color board.
- 10) Provide compliance with Tier 2 Storm Water Management Program (SWMP).

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

SFDB-CONCEPT REVIEW (CONT.)

2. 492 LA CUMBRE RD

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-057
 Application Number: MST2012-00039
 Applicant: Eric Swenumson
 Owner: David Scott

(Proposal to construct a new 1,396 square foot two-story single-family residence and an attached 487 square foot two-car garage located on a vacant 7,501 square foot parcel. The proposed total of 1,883 square feet is 62% of the maximum floor-to-lot area ratio (FAR). Project requires compliance with Planning Commission Resolution No. 060-03.)

(Second Concept Review. Action may be taken if sufficient information is provided. The project requires compliance with Planning Commission Resolution No. 060-03. The project was last reviewed on February 27, 2012.)

(3:50)

Present: Eric Swenumson, Designer; Chuck McClure, Landscape Architect; and David Scott, Owner.

Public comment opened at 3:58 p.m. As no one wished to speak, public comment was closed.

A letter with concerns from Paula Westbury was 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 Consent with conditions:**

- 1) The Board had positive comments regarding the project's size, bulk, and scale, consistency in appearance with neighborhood compatibility, quality of architecture and materials, good neighbor guidelines with curb appeal and is welcoming to the street.
- 2) Provide a revised landscape plan to include details of the new walkway, pavers, and revised landscaping.
- 3) Study the size and location of the water heater.
- 4) Study the two west elevation windows (near the staircase) and possibly reconfigure.
- 5) The Board is supportive of four new oak trees, rather than five.
- 6) Study the design of the gable vents.
- 7) Provide a colors and materials board and samples, including details of the roof, front entry and the garage door; the Board encouraged the use of a more natural color palate.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

3. 1049 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 029-283-005

Application Number: MST2012-00064

Architect: Paul Zink

Owner: Jared and Cindy Wheeler

(Proposal to construct a new retaining wall and guard rail varying in height from 3 feet, 2 inches to 9 feet maximum height, and a maximum of 8 feet in height within the required setbacks, a new uncovered parking space including 490 square feet of new permeable pavers, and 64 cubic yards of grading. The existing work is proposed within an existing easement that will be utilized to access the uncovered parking space, which is for the exclusive use of 1049 Alameda Padre Serra. The proposal will address the violations identified in ENF2011-00871.)

(Comments only; project requires Environmental Assessment.)

(4:14)

Present: Paul Zink, Architect; and Rao Jammalamadaka (Owner of adjacent parcel, 1304 Ferrelo Rd.).

Public comment opened at 4:23 p.m. As no one wished to speak, public comment was closed.

A letter with concerns from Paula Westbury was acknowledged.

Motion: Continued indefinitely to Consent Calendar with comments:

- 1) The Board had positive comments regarding the project's acceptable:
 - a) size, bulk, and scale;
 - b) consistency of appearance and aesthetics;
 - c) neighborhood compatibility;
 - d) quality of materials of stone detailing and black wrought iron railings and landscaping screening;
- 2) Provide all final details on the plans, including colors, materials, and landscape screening materials on the plans. Clearly note on the plans that the combined height of the wall, guard rail, and proposed landscaping screening materials (bougainvillea) shall not exceed a maximum of 8-feet in height where located within the required setbacks.

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

Staff Comments: Applicant to provide site sections of the retaining wall(s) not to exceed 8-feet in height.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1619 OLIVE ST****R-2 Zone**

Assessor's Parcel Number: 027-202-009

Application Number: MST2012-00076

Owner: Colleen Patricia Gray

Architect: Tom Ochsner

(Proposal to construct a total of 294 square feet of one-and two-story additions to an existing 1,502 square foot, two-story residence located on a 6,817 square foot lot. The proposal includes alterations to an existing second-story deck, a proposed new second-story covered deck, an existing 311 square foot one-car carport is proposed to be demolished and rebuilt, a 35 square foot laundry structure is proposed within the new carport, and one new uncovered parking space is proposed to provide the required two onsite parking spaces. The proposed total of 1,831 square feet is 64% of the maximum required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested zoning modifications.)

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

(4:35)

Present: Tom Ochsner, Architect.

Public comment opened at 4:47 p.m.

- 1) Kim Deisler (submitted letter) expressed concerns regarding the location of the notice of development sign, floor plan configuration, parking, and noise and access during construction.

Public comment closed at 4:51 p.m.

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

- 1) The Board found that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) Reduce the size of the covered terrace (on the south elevation) to no more than 8-feet in width.
- 3) Study the placement of windows.
- 4) Study reconfiguration of the entry steps (to the south rather than to the east).
- 5) Provide landscaping materials to provide screening of the proposed uncovered parking space.

Action: Sweeney/Miller, 4/0/0. Motion carried. (Deisler stepped down, Zimmerman absent).

**** MEETING ADJOURNED AT 5:11 P.M. ****

CONSENT CALENDAR (11:00 a.m.):

REVIEW AFTER FINAL

A. 1030 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-220-031
 Application Number: MST2006-00644
 Architect: Blackbird Architects
 Owner: Steven Buchanan

(Proposal for a 2,854 square foot two-story addition to an existing 2,875 square foot two-story dwelling with attached 526 square foot two-car garage on a 21,025 square foot lot in the Hillside Design District. The addition consists of 1,798 square feet of living space, a 154 square foot addition to the garage, an 830 square foot basement workshop and storage space, and 1,351 square feet of upper deck area. The proposal includes a swimming pool, spa, terraced patio, site walls, and 1,434 cubic yards total of cut and fill grading. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

(Review After Final for new site walls and a new turn-around.)

Approval as submitted of the Review After Final.

The ten-day appeal period was announced.

FINAL REVIEW**B. 1447 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-006
Application Number: MST2012-00014
Owner: Lawton Christensen Living Trust
Architect: Robert Pester

(Proposal for a 428 square foot one-story addition and interior remodel to an existing 2,531 square foot, one-story single-family residence, including an existing attached two-car garage, located on a 16,182 square foot lot in the Hillside Design District. The proposed total of 2,959 square feet is 68% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project shall comply with Tier 2 Storm Water Management Program requirements prior to Final Approval. Project received Project Design Approval on January 30, 2012.)

Final Approval as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**C. 2465 CALLE ALMONTE****E-1 Zone**

Assessor's Parcel Number: 041-411-019
Application Number: MST2011-00433
Architect: Bryan Pollard
Owner: Gary and Elizabeth Mayer

(Proposal to construct 283 square feet of one-story additions on the lower level of an existing 3,226 square foot two-story single-family residence, including an attached three-car garage. The proposal includes exterior facade alterations to windows and doors, remove wood siding on second floor and replace with stucco, remove existing eaves, add a new covered entry element, and 19 cubic yards of grading. The proposed total of 3,509 square feet, on a 10,454 square foot lot in the Hillside Design District, is 93% of the maximum required floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on December 5, 2011.)

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM**D. 2115 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-242-008
Application Number: MST2012-00080
Owner: Samuel Manning Welch
Applicant: Peter Hale

(Proposal to construct a new one-story 496 square foot detached accessory structure located on a 9,750 square foot lot currently developed with an existing one-story 1,655 square foot single-family residence and a detached 265 square foot one-car garage. The proposal will result in a total of 2,416 square feet of onsite development and is 67% of the maximum required floor-to-lot area ratio (FAR).)

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

Continued one week to Consent with the comment to change the roof line to a hip roof system with mid-ridgeline and skylights.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller**.