



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 26, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR - PRESENT
DENISE WOOLERY, VICE-CHAIR - PRESENT
BERNI BERNSTEIN – PRESENT @ 3:12 P.M.
BRIAN MILLER - PRESENT
FRED SWEENEY - PRESENT
JIM ZIMMERMAN - ABSENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA – ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor – PRESENT FROM 4:35 P.M. - 4:47 P.M.
MICHELLE BEDARD, Planning Technician - ABSENT
KATHLEEN ALLEN, Planning Technician – PRESENT
TONY BOUGHMAN, Planning Technician – PRESENT FROM 4:30 P.M. - 5:45 P.M.
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 3:03 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein (present @ 3:12 p.m.), Miller, and Sweeney.

Members absent: Zimmerman.

Staff present: Allen, Boughman, 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 **March 12, 2012**.

- Motion: Approval of the minutes of the Single Family Design Board meeting of **March 12, 2012**, as amended.
 Action: Woolery/Miller, 4/0/1. Motion carried. (Deisler abstained from Item #4 1619 Olive Street; Zimmerman absent).
- Motion: To table approval of the minutes of the Single Family Design Board meeting of **March 12, 2012**, to the end of the meeting.
 Action: Woolery/Miller, 4/0/0. Motion carried. (Zimmerman/Bernstein absent).
- Motion: To un-table approval of the minutes of the Single Family Design Board meeting of **March 12, 2012**, with staff clarification regarding project description details of Item #3, 1049 Alameda Padre Serra.
 Action: Woolery/Miller, 5/0/0. Motion carried. (Zimmerman absent).

C. Consent Calendar.

- Motion: Ratify the Consent Calendar for **March 19, 2012**. The Consent Calendar was reviewed by **Brian Miller**.
 Action: Miller/Woolery, 4/0/0. Motion carried. (Zimmerman/Bernstein absent).
- Motion: Ratify the Consent Calendar for **March 26, 2012**. The Consent Calendar was reviewed by **Brian Miller**.
 Action: Miller/Woolery, 4/0/0. Motion carried. (Zimmerman/Bernstein absent).

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

1. Board member Bernstein announced she would be stepping down from Item #3, 1790 Sycamore Canyon.
2. Board member Deisler reported on a site visit to 940 Alston Road regarding his review of the site for hillside and prior lot split issues; staff to schedule a Board site visit and prior to the project's return for review by the Board in two weeks on **April 9, 2012**.

E. Subcommittee Reports: None.

FINAL REVIEW

1. 521 SANTA BARBARA ST

C-M Zone

Assessor's Parcel Number: 031-201-009
 Application Number: MST2010-00280
 Owner: Reh Property, LLC
 Architect: Jeff Shelton
 Contractor: Dan Upton Construction, Inc.
 Agent: Jason Yardi

(Proposal for a new two-story, 751 square foot studio residence with an attached one-car garage on a 1,611 square foot parcel. The proposal is 35% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer approval for zoning modifications (Resolution No. 060-10).)

(Final Approval is requested. Project Design Approval was granted on September 26, 2011. Compliance with Tier 2 SWMP is required prior to granting Final Approval.)

(3:18)

Present: Jeff Shelton, Architect.

Public comment opened at 3:27 p.m.

- 1) Dawn Sherry (neighbor) spoke with concerns regarding the *quality* of the art, and the suggested green semi-transparent background wash proposed on the outside of the building.

Public comment closed at 3:29 p.m.

Heather Baker clarified for the Board the detailed requirement for solar panels (mounting, height off the roof, etc) applicable for final approval of the project that can be obtained for final approval of details at Consent Review. The applicant stated that he will remove the proposed solar panels from the current design.

Motion: Final Approval as noted with conditions:

- 1) As stated and discussed, the applicant to remove the solar panel proposal from the plans.
- 2) Manufacturer of the artwork installation or the applicant to provide the solar protective coating details (UV rating, etc.) on the plans for the building's artwork.

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

FINAL REVIEW

2. 2105 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 025-242-011

Application Number: MST2008-00311

Owner: Barbara E. Mathews Revocable Trust

Architect: Britt Jewett

(Proposal for the partial demolition of an existing 1,752 square foot single-family residence and detached 340 square foot garage, and additions resulting in a new 4,137 square foot two-story single-family residence including an attached two-car garage and basement, located on a 9,372 square foot lot in the Mission Area Special Design District. The project includes a total of 162 cubic yards of grading (142 cubic yards beneath the building footprint and 20 cubic yards elsewhere on the site). The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09). The proposed total of 3,436 square feet, which includes a 50% reduction of the basement square footage area, is 97% of the maximum required floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on September 12, 2011. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)

(3:56)

Present: Britt Jewett; Architect; and Erin Carroll, Landscape Architect.

Public comment opened at 4:05 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

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

PROJECT DESIGN REVIEW**3. 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.)

(Project Design Approval is requested. The project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. The project was last reviewed on March 12, 2012.)

(4:17)

Present: Rick Mendez, Designer.

Public comment opened at 4:26 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Site Plan: The garage location is acceptable. The storm water solution appears appropriate.
- 2) Elevations, Sheet A-4: The elevation drawings must accurately show roof material and details, gutters attached to roof, downspouts, etc.
- 3) Show details on the plans how fire requirements are met for venting unconditioned spaces and show on elevations and provide details of any applied manufactured vent components.
- 4) Provide more information of the daub and wattle geometry on the north elevation.
- 5) The window locations on the center element are acceptable; but the arrangement of details still needs to be worked out.
- 6) Provide sections and details and locations of rafters on the balcony elements and the element over the front door.
- 7) Restudy the location and size of the windows on the west elevation to coordinate with the proposed daub and wattle elements; possibly introduce a horizontal element on the north and west elevations.
- 8) Provide threshold conditions of all door openings, particularly at ground level.
- 9) Sheet A7: Provide daub and wattle layout details on the south elevation; provide a horizontal element above the garage door openings (provide detailing and locations for any additional venting, gutter, or downspout roof elements).
- 10) Sheets A8 and A9: Provide additional detailing for gutters and downspouts, and coordinate window, door, head jam, and sill details with proposed manufacturers recommendations.
- 11) Return with an alternate color palette for the exterior of the house to be in keeping with the proposed roof materials (possibly affecting color choice). The proposed color is more in keeping with Mediterranean architecture but this house is not of that style. Consider colors closer to the existing house.
- 12) Provide some information on how the daub and wattle will be detailed.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 18 S VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 017-172-006
Application Number: MST2012-00098
Owner: Susan Arcidiacono
Designer: Urbe & Orbe Enterprises
Applicant: Robert Mills

(Proposal to construct a new 525 square foot one-story addition and a new 791 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and two second-floor decks totaling 128 square feet. The proposed total of approximately 2,400 square feet is 78% of the guideline floor-to-lot area ratio (FAR).)

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

(4:57)

Present: Robert Mills, Applicant.

Public comment opened at 5:02 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Restudy the proposed carport location and driveway turnaround and open yard requirements.
- 2) The architecture of the second floor addition does not engage the original house and looks out of place.
 - a. Restudy the second-floor floor plan layout and room dimensions, recognizing a need to develop a building envelope that addresses the solar ordinance.
 - b. Study the south and east elevation window locations and proportions of the openings; particularly in the kitchen area.
- 3) Return with better elevation graphics to differentiate between existing and new. Remove cross-hatching.
- 4) Restudy the window selections and divisions of divided lights in window openings.
- 5) Restudy the size and dimensions of the covered porch on south elevation.
- 6) Reconfigure the new addition on first floor to engage the second floor in a more compatible way.
- 7) Restudy the adequacy of the design of the carport and show on the elevations how its architecture and detailing is compatible with the architecture of the house.
- 8) Study the colors and return with information.
- 9) Provide photos to neighbors' windows and site section details of window locations in relation to the adjacent buildings for neighborhood privacy issues.
- 10) Provide a landscape plan with planting details, locations, hedge height, gate or fence, and paving and drainage details.

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

**** MEETING ADJOURNED AT 5:45 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024
 Application Number: MST2010-00210
 Owner: Craig Penner
 Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio (FAR) on the 10,596 square foot lot in the Hillside Design District.)

(Review after Final for new retaining wall, change metal siding to plaster on every elevation, removal of awnings, and change of exterior colors.)

Final Approval of Review After Final.

The ten-day appeal period was announced.

REFERRED BY FULL BOARD**B. 502 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-001
 Application Number: MST2011-00186
 Applicant: Paul Zink
 Owner: Douglas Foster

(Proposal to construct a 430 square foot one-story addition to the existing 900 square foot one-story single-family residence located on a 5,194 square foot lot. The proposal includes demolition of the 182 square foot detached one-car garage and construction of a 185 square foot attached one-car garage, and removal of two trees. The project includes Planning Commission Approval of zoning modifications (Resolution No. 017-11). The parcel is located in the Lower Riviera Special Design District.)

(Project Design Approval is requested. The project requires compliance with Planning Commission Resolution No. 017-11.)

Project Design Approval as noted 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 the condition to elevate the square bathroom window as discussed.

The ten-day appeal period was announced.

NEW ITEM**C. 2400 MOUNT CALVARY RD A-1 Zone**

Assessor's Parcel Number: 021-040-049
Application Number: MST2012-00089
Owner: Charles M. Blizz
Agent: Brent Daniels

(Concept review to construct a new approximately 2,000 square foot, one-story, single-family residence located on a 4.5 acre lot in the Hillside Design District. The proposal will replace the original house which was destroyed in the Tea Fire.)

(Concept Review. Comments only; project requires Environmental Assessment.)

Continued indefinitely to Full Board with comments:

- 1) The Board had positive comments regarding the project's size, bulk, and scale, and of the design flow of the project.
- 2) Provide a comparison study of neighborhood design and architectural styles for neighborhood compatibility.

NEW ITEM**D. 1750 SYCAMORE CANYON RD A-1 Zone**

Assessor's Parcel Number: 013-163-016
Application Number: MST2012-00109
Owner: Otto and Ingrid Schenck, Trustees
Architect: Steven Pen Hsu

(Proposal to replace a 270 square foot attached accessory structure and a 3-foot tall, 74 linear foot retaining wall that were destroyed in a landslide. A 1,490 square foot residence with a 372 square foot attached garage currently exists on the site. The proposal will result in a total development of 2,132 square feet and 21 cubic yards of grading on a 1.19 acre lot and is 42% of the maximum guideline floor-to-area ratio (FAR). The project is located in the Hillside Design District.)

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

Project Design Approval and Final Approval as noted on the plans 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 the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

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