



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 19, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

DENISE WOOLERY, *Chair* - PRESENT
FRED SWEENEY, *Vice-Chair* - PRESENT
BERNI BERNSTEIN - PRESENT
BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) – PRESENT @ 3:10 P.M.

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
 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 3:03 p.m.

ATTENDANCE:

Members present: Woolery, Bernstein, James, Miller, Pierce, Sweeney, and Zimmerman (present @ 3:10 p.m.)
Members absent: None.
Staff present: Bedard, Limón, and Goo.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **November 5, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 5, 2012**, as submitted.
Action: Sweeney/Bernstein, 7/0/0. Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **November 12, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: Sweeney/Zimmerman, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar for **November 19, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman** and **Jaime Pierce**.

Action: Miller/Sweeney, 7/0/0. Motion carried.

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

1. Board member Zimmerman previously announced he would be stepping down from Item #2, 1330 San Julian Place.

E. Subcommittee Reports: No subcommittee reports.

DISCUSSION ITEM**(3:10) CITY BOARD AND COMMISSION MEMBER CODE OF CONDUCT**

Staff: Steve Wiley, City Attorney; and Paul Casey, Community Development Director

Actual time: 3:10 p.m.

Present: Steve Wiley, City Attorney; and Paul Casey, Community Development Director

Presentation made and Discussion held.

PROJECT DESIGN REVIEW**1. 415 ALAN RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-024

Application Number: MST2012-00268

Owner: Seybold 1997 Trust

Architect: Christine Pierron

(Proposal for a 39 square foot addition and conversion of an existing 221 square foot accessory building into a new 260 square foot one-car garage, and construction of a new attached 496 square foot accessory building, located on a proposed 45,056 square foot lot in the Hillside Design District, and in the non-appealable jurisdiction of the Coastal Zone. The proposal also includes a new patio and a new 42-inch high retaining wall. There is an existing 3,372 square foot, two-story, single-family residence with an attached two-car garage to remain. The project requires Staff Hearing Officer review for a requested zoning modification. A two-lot subdivision, resulting in a 45,056 square foot lot and a 14,601 square foot lot, has been approved for this site and is awaiting approval from the California Coastal Commission. The proposed total development of 4,128 square feet is 82% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project requires compliance with Staff Hearing Officer Resolution No. 043-12. Project Design and Final Approval is requested. The project was last reviewed by SFDB on August 27, 2012.)

Actual time: 4:03 p.m.

Present: Christine Pierron, Architect; and Andrew Seybold, Owner.

Public comment opened at 4:06 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 positive comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, and compliance with Single Family Design Guidelines.

Action: Sweeney/Zimmerman, 7/0/0. Motion carried.

The ten-day appeal period was announced.

Staff comments: The applicant was reminded that a Zoning Compliance Declaration is required, per condition of the Staff Hearing Officer Resolution No. 043-12, to be recorded against the property prior to the issuance of a Building permit.

*** THE BOARD RECESSED AT 4:10 P.M. AND RECOVERED AT 4:16 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 1330 SAN JULIAN PL

E-3/SD-3 Zone

Assessor's Parcel Number: 045-143-008

Application Number: MST2012-00408

Owner: Janice/Robert Kopf 2001 Trust

Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum 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.)

Postponed two weeks to the December 3, 2012, hearing.

**** MEETING ADJOURNED AT 4:19 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 226 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-017
Application Number: MST2010-00055
Owner: Cynthia Dee Howard, Trustee
Architect: Greg Griffin
Landscape Architect: Arcadia Studio

(Proposal for the demolition of an existing single-family residence and construction of two new single-family residences on a 2.5 acre lot in the Hillside Design District. The proposed main unit is a 6,122 square foot two-story residence with an attached 740 square foot three-car garage and a pool. The proposed additional dwelling unit is a 1,148 square foot one-story residence with an attached 277 square foot one-car garage, and a detached 430 square foot two-car garage with 210 square feet of accessory space. The project includes 5,920 cubic yards of grading, a private driveway to serve both units and will also serve two future houses on the adjacent lot to the south, and improvements on the adjacent lot for access and drainage. The proposed total of 6,862 square feet for Unit 1 is 134% of the maximum guideline floor-to-lot area ratio (FAR). The proposed total of 2,065 square feet for Unit 2 is 41% the maximum guideline FAR. Approvals were granted at City Council for a Lot Line Adjustment and a Performance Standard Permit for an additional dwelling unit.)

(Review After Final for final gate design and details and minor landscaping alterations.)

Approval of Review After Final as submitted.

The ten-day appeal period was announced.

FINAL REVIEW**B. 1103 LAS OLAS AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-009
Application Number: MST2008-00352
Owner: Raymond John Felton
Architect: Christine Pierron

(Proposal for a 238 square foot second-story addition to an existing 2,460 square foot, two-story, single-family residence, including an attached 413 square foot two-car garage. The proposed total of 2,698 square feet, located on a 6,393 square foot lot, is 97% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. The project was last reviewed on August 21, 2012.)

Final Approval of architecture as submitted. Final Approval of landscaping as noted on Sheet #L-1, with the condition to include two depression areas within the rain gardens.

The ten-day appeal period was announced.

NEW ITEM**C. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00449
Owner: Allison Armour
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30' x 15' foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) is currently under review for alterations to the existing residence.)

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

Postponed one week at the applicant's request.

NEW ITEM**D. 811 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-033
Application Number: MST2012-00448
Owner: Amy Lynn Meyer
Contractor: California Pools & Spas
Applicant: Myles Steimle

(Proposal to construct a new 30' x 12' pool and spa. The existing 1.22 acre lot located within the Hillside Design District is currently developed with an existing single-family residence. The proposal involves approximately 50 cubic yards of grading to be balanced on site. New associated pool hardscape to be completed under a separate future permit.)

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

Postponed one week at the applicant's request.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.