



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 25, 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 (Absent)
 MICHELLE BEDARD, Planning Technician
 ROSA ROGERS O'REILLY, 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 (at 4:27), Sweeney, Bernstein, Miller, James (until 5:45pm), Zimmerman, and Pierce (at 3:17).
Members absent: None.
Staff present: Bedard, and Rogers O'Reilly.

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 11, 2013.

Motion: Approval of the minutes of the Single Family Design Board meeting of February 11, 2013, as

submitted.

Action: Bernstein/Miller, 5/0/0. (Woolery and Pierce absent)

C. Consent Calendar.

Motion: Ratify the Consent Calendar for February 19, 2013. The Consent Calendar was reviewed by Brian Miller and Lisa James.

Action: Bernstein/Zimmerman, 5/0/0. (Woolery and Pierce absent)

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

1. Ms. Bedard announced that the new City of Santa Barbara Advisory Group Guidelines were approved by City Council on February 12, 2013. Board Members have received the guidelines, and should sign the acknowledgement of receipt form and return to staff.
2. Mr. Sweeney highlighted some of the changes in the updated Guidelines, as presented by City Council.

E. Subcommittee Reports.

No subcommittee reports.

FINAL REVIEW

1. 1512 SHORELINE DR

E-3/SD-3 Zone

(3:10) Assessor's Parcel Number: 045-181-012
Application Number: MST2012-00328
Owner: William Russ
Designer: Robert Paul Design
Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

(Final Approval is requested. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval. Project Design Approval was granted on December 3, 2012.)

Actual time: 3:15 p.m.

Vice-Chair Sweeney read a statement regarding sole proprietorships exceptions, and Board member presentations.

Present: Robert Paul, Designer; and Denise Woolery, Landscape Architect.

Public comment opened at 3:43 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval and continued to Consent with conditions:

- 1) Provide detail of the back deck, and of the planter wall on the second floor to show compliance with the Solar Access Ordinance.
- 2) The landscaping is conditionally approved, as specified on sheet L-4, to provide continuous healthy and maintained plantings for privacy screening.
- 3) Provide final landscaping details, including specifics about the species, heights and maintenance of plants, specifically for areas as noted on sheet L-4.

Action: Zimmerman/Pierce, 5/1/0. Motion carried. (Bernstein opposed, Woolery stepped down).

The ten-day appeal period was announced.

FINAL REVIEW

2. 2082 LAS CANOAS RD

A-1 Zone

(3:35) Assessor's Parcel Number: 021-030-037
Application Number: MST2012-00262
Owner: Ron Petelski
Architect: James McClintock
Engineer: Victor Beck

(Proposal for site grading; construction of multiple retaining walls; to level, extend, and pave the driveway; and create a building pad for a future residence located on a 3-acre parcel in the Hillside Design District. The proposal involves 1,250 cubic yards of cut, 1,250 cubic yards of fill, and 1,000 cubic yards of recompaction to be balanced on site. Retaining walls include a new 120 linear foot retaining wall ranging in height from 6-inches to 12 feet, a new 200 linear foot retaining wall ranging in height from 4- to 5-feet, and a new 145 linear foot 6-foot tall site wall. The proposal will address violations identified in enforcement case ENF2012-00172.)

(Final approval is requested. Compliance with Tier 3 Storm Water Management Program is required prior to granting Final Approval. Project Design Approval was granted on February 11, 2013.)

Actual time: 4:27 p.m.

Present: James McClintock, Architect, and Ron Petelski, Owner.

Public comment opened at 4:31 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with condition:

1. The proposed two Oak trees must be a minimum of 24-inch box.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 3232 CAMPANIL DR****A-1 Zone**

(4:00) Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction

(Concept review to demolish the existing 3,587 square foot single-family residence, the two-car garage, and all other associated existing site improvements, and construct a new 6,133 square foot, two-story, single-family residence, and an attached 740 square foot three-car garage, located on a 38,049 square foot lot in the Hillside Design District. The proposal includes a total of 4,073 cubic yards of grading, including 2,966 cubic yards of cut under the main building footprint, and 1,101 cubic yards of cut, fill, and recompaction grading elsewhere on-site. The proposal includes 784 square feet of uncovered upper level decks, and 937 square feet of covered upper level decks, a new pool and spa, and site retaining walls. The proposal results in a 6,871 square foot development total. The project is 101% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of the main-level/basement and garage square footage area.)

(Project Design Approval is requested. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on December 17, 2012.)

Actual time: 4:37 p.m.

Present: David Young, Contractor; Jeffrey Berkus, Architect; and Stacey Fausset, Landscape Architect.

Public comment opened at 4:47 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 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) Provide final landscape plan.
- 3) Comply with Tier 3 Storm Water Management Program (SWMP).
- 4) The project complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 616 E VALERIO ST****R-2 Zone**

(4:30) Assessor's Parcel Number: 027-270-003
Application Number: MST2013-00030
Owner: Catherine Edwardson
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 455 square foot second story deck, adding Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Second concept review. The project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval. The project was last reviewed on February 11, 2013.)

Actual time: 4:55 p.m.

Present: Adele Goggia, Designer.

Public comment opened at 5:04 p.m. As no one wished to speak, public comment was closed.

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

- 1) Study reducing the size of the deck as it extends to the South, making total square footage closer in size to the existing deck.
- 2) Study moving east and west extensions of the deck further in, as shown on proposed south elevation on Sheet A-6.2.
- 3) Study reconfiguring staircase to include a wider landing, in order to make it more elegant.
- 4) The Board is generally supportive of the design of the house.
- 5) The Board is not supportive of the demolition and "like-for-like" replacement of the existing deck as the existing deck is not compatible with the proposed exterior alterations of the residence.
- 6) Study and reconsider the use of three different hardscape elements.
- 7) Provide a colors and materials board.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 965 W MOUNTAIN DR****A-1 Zone**

(5:00) Assessor's Parcel Number: 021-050-026
Application Number: MST2013-00047
Owner: Bruce & Janice Hayashi
Applicant: Sophie Calvin

(Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).)

(Concept review. Project requires compliance with the Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 5:34 p.m.

Present: Sophie Calvin, Agent.

Public comment opened at 5:40 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 Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) The nature of the specific fire area has allowed the landscaping material that would be subject to fire has been burned off, and remaining oak trees are compatible with this property.
- 3) Provide details, and a colors and materials board.
- 4) The Board does not believe extensive site landscaping is required.
- 5) Add plaster over existing concrete block walls and any new CMU walls.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1714 ANACAPA ST (LOT 2)****R-2 Zone**

(5:30) Assessor's Parcel Number: 027-111-014
Application Number: MST2013-00045
Owner: 1712 Anacapa Street, LLC
Applicant: Jarrett Gorin
Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story 2,306 square foot single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)

Actual time: 5:51 p.m.

Present: Jarrett Gorin, Agent; Gordin Brewer, Architect; and April Palencia, Architect.

Public comment opened at 6:05 p.m.

Letters of support from Jim and Claudia Glass and Monte and Patty Fligstein were acknowledged.

Public comment closed at 6:06 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 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) Study putting an opening on porch wall.
- 3) Study adding Monterey style balconies.
- 4) Provide final architectural and landscaping details.
- 5) Provide a colors and materials board.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1716 ANACAPA ST (LOT 3)****R-2 Zone**

(6:05) Assessor's Parcel Number: 027-111-014
Application Number: MST2013-00046
Owner: 1712 Anacapa Street, LLC (Ca)
Applicant: Jarrett Gorin
Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story 3,060 square foot single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)

Actual time: 6:31 p.m.

Present: Jarrett Gorin, Agent; Gordin Brewer, Architect; and April Palencia, Architect.

Public comment opened at 6:32 p.m.

Letters of support from Jim and Claudia Glass and Monte and Patty Fligstein were acknowledged.

Public comment closed at 6:33 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 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) Provide a landscape plan.
- 3) Provide final details, and a colors and materials board.
- 4) The Board is supportive of the solar panels.

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

The ten-day appeal period was announced.

CONSENT CALENDAR CANCELLED

**** MEETING ADJOURNED AT 6:38 P.M. ****