



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 25, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

- DENISE WOOLERY, *Chair* ABSENT
- FRED SWEENEY, *Vice-Chair* PRESENT
- BERNI BERNSTEIN ABSENT
- 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

- CITY COUNCIL LIAISON:** DALE FRANCISCO
- PLANNING COMMISSION LIAISON:** ADDISON THOMPSON
- PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA

- STAFF:** JAIME LIMÓN, Design Review Supervisor PRESENT
- MICHELLE BEDARD, Planning Technician PRESENT
- ROSA ROGERS O'REILLY, 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 Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:01 p.m. by Chair Sweeney.

ATTENDANCE:

- Members present: Sweeney, Miller, James, Pierce, and Zimmerman.
- Members absent: Woolery, and Bernstein.
- Staff present: Bedard, Limón (at 4:25), Suzanne Riegle (from 3:10 until 4:05), 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 **March 11, 2013.**

- Motion: Approval of the minutes of the Single Family Design Board meeting of March 11, 2013, as submitted.
- Action: Miller/Pierce, 5/0/0. (Woolery and Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for March 18, 2013. The Consent Calendar was reviewed by Brian Miller and Lisa James.

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

Motion: Ratify the Consent Calendar for March 25, 2013. The Consent Calendar was reviewed by Brian Miller and Lisa James.

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

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

1. Ms. Bedard announced the following changes to the agenda:

a) Item #1, 32 E. Islay has been postponed two weeks, to April 8, 2013, due to loss of quorum (absences and required step downs).

b) Revised schedule:

a. 1676 Franceschi will be reviewed first at 3:10 p.m.

b. 254 San Julian will be reviewed second at 3:45 p.m.

c. Training will take place at approximately 4:20 p.m.

2. Mr. Sweeney announced that he and Ms. Woolery attended the semi-annual meeting with the City Administrator.

3. Ms. Bedard reminded the Board that next Monday is César Chavez holiday. Therefore, the Consent Calendar will take place Tuesday, April 2, 2013. She also announced that the Consent Calendar rotation begins in April. Jim Zimmerman and Jaime Pierce will be attending Consent Calendar meetings for the months of April, May and June.

E. Subcommittee Reports.

No subcommittee reports.

PROJECT DESIGN REVIEW**1. 32 E ISLAY ST****E-1 Zone**

(3:10) Assessor's Parcel Number: 027-102-005
 Application Number: MST2012-00440
 Owner: Arthur Denk
 Architect: Paul Zink

(Proposal to construct a 236 square foot one-story addition and a new 431 square foot two-story addition to an existing one-story 1,470 square foot single-family residence. The proposal includes the demolition of an existing, detached, 270 square foot one-car garage and construction of a new attached 311 square foot one-car garage. A new 45 square foot second-floor balcony is proposed. The proposed total of 2,448 square feet, located on a 6,080 square foot lot, is 90% of the required floor-to-lot area ratio (FAR). The project requires Staff Hearing officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 013-13. The project was last reviewed by SFDB on January 28, 2013.)

Postponed two weeks to April 8, 2013 due to loss of quorum.

SFDB-CONCEPT REVIEW (CONT.)**2. 1676 FRANCESCHI RD****A-1 Zone**

(3:45) Assessor's Parcel Number: 019-102-004
Application Number: MST2012-00493
Owner: B & B SB Trust
Architect: Kirk Gradin

(Proposal to demolish an existing 5,124 square foot single-family residence and construct a new 6,496 square foot three-story single-family residence located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 200 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 407 cubic yards of site grading is proposed, including 241 cubic yards of grading within the proposed building footprint and 166 cubic yards of grading outside the building footprint. The project is 114% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing officer review of requested zoning modifications.)

(Second concept review. Comments only; project requires Staff Hearing Officer for requested zoning modifications. The project was last reviewed on January 14, 2013.)

Actual time: 3:08 p.m.

Present: Kirk Gradin, Architect; Guillermo Gonzalez, Landscape Architect.

Public comment opened at 3:33 p.m.

Letters of expressed concerns from Wally Finger and Paula Westbury were acknowledged.

Public comment closed at 3:35 p.m.

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

- 1) The Board finds the FAR acceptable based on the large lot size.
- 2) Study incorporating more trees on the west side of the house to provide privacy screening to the neighbor's swimming pool area.
- 3) The Board finds the new location of the accessory building acceptable. The modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 4) The Board finds the removal and replacement of trees in the orchard acceptable.
- 5) Provide further details, sections, locations, heights, and elevations of the terraced retaining walls on the south side. If a modification is required, the Board finds terracing the walls to be an acceptable approach.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 254 SAN JULIAN****E-3/SD-3 Zone**

(4:20) Assessor's Parcel Number: 045-144-023
Application Number: MST2013-00089
Owner: Frank Jerauld Ditirro
Designer: Jason Grant

(Proposal to construct a new 735 square foot second story addition and 449 square feet of first floor additions to an existing one-story, 1,376 square foot, single-family residence, including an existing attached 370 square foot two-car garage. The proposal includes an interior and façade remodel, a 39 square feet entry porch addition and a new 208 square foot balcony. The proposed total of 2,560 square feet, located on a 6,776 square foot lot within the non-appealable jurisdiction of the Coastal Zone, is 89% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for a requested zoning modification.)

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

Actual time: 3:57 p.m.

Present: Jason Grant, Designer.

Public comment opened at 4:03 p.m.

A Letter of support from Brad and Cynthia Frohline was acknowledged.

Letters of expressed concerns from Harley Goldman and Paula Westbury were acknowledged.

Public comment closed at 4:05 p.m.

Public comment re-opened at 4:12 p.m.

1) Sarah Craig; asked questions regarding materials and colors, building height, roofing material, equipment use and landscape plan.

Public comment closed at 4:15 p.m.

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

- 1) The Board appreciates the quality of the design.
- 2) Study reducing the FAR to be closer to 85%.
- 3) Study reducing the size of the second level deck.
- 4) Provide a landscape plan; include Tier 2 SWMP; show downspouts.
- 5) The Board finds the modification to be aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 6) The Board is supportive of the exterior finishes and light fixtures.
- 7) Provide a colors and materials board.
- 8) Study finding a way to mitigate going from the ground plane to the wall plane with large size plant material and foundation material. (Perimeter hedging to help break up the mass of the architecture.)

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

TRAINING AND DISCUSSION ITEM

4. DESIGN REVIEW MEETING EFFICIENCIES

(4:55) Staff: Jaime Limón, Senior Planner/Design Review Supervisor
(Training on improving Design Review meeting efficiencies and discussion regarding Board comments/motions.)

Actual time: 4:26 p.m.

Training and discussion held.

CONSENT CALENDAR (11:00 A.M.)**PROJECT DESIGN AND FINAL REVIEW****A. 920 CAMINO VIEJO RD****A-2 Zone**

Assessor's Parcel Number: 015-060-047
 Application Number: MST2012-00364
 Owner: Marc & Mara Dworsky Living Trust
 Architect: Bildsten & Sherwin Design Studio

(This is a revised project description: Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot art studio with a half bath, and a 320 square foot storage area. Also proposed are two uncovered, screened, guest parking spaces to be located next to the existing garage. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval of project is requested. Project requires compliance with Staff Hearing officer Resolution No. 001-13.)

A letter of expressed concerns from Paula Westbury was acknowledged.

Postponed one week at the applicant's request.

NEW ITEM**B. 442 TERRACE RD****E-3 Zone**

Assessor's Parcel Number: 035-191-029
 Application Number: MST2013-00106
 Owner: Janet S Zengel
 Architect: Tracy Burnell

(Proposal to construct a new 76 square foot second floor addition to an existing 1,435 square foot single-family residence with an attached 448 square foot two-car garage, located on a 10,000 square foot lot in the Hillside Design District. The proposal includes an interior remodel and new skylight. The proposed total of 1,511 square feet is 41% of the required floor-to-lot area ratio (FAR).)

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

A letter of expressed concerns from Paula Westbury was acknowledged.

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 for Final Approval with the comments:

- 1) Provide window details for all new window material.
- 2) Provide construction and material details.
- 3) Provide color and materials board.
- 4) Provide railing details and materials.
- 5) Provide replacement materials of the driveway.

The ten-day appeal period was announced.

FINAL REVIEW

C. 3103 ARGONNE CIR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-262-005
Application Number: MST2012-00492
Owner: Ralph Hyatt Irrevocable Trust
Architect: Lori Kari

(Proposal for an interior remodel and construction of a 688 square foot one-story addition to an existing one-story, 1,124 square foot single-family residence with a detached 376 square foot two-car garage, located on an 8,920 square foot parcel. The proposal includes construction of a new one-story 276 square foot accessory addition to the rear of the existing detached garage, and a new 184 square foot ground level deck. The proposed 2,464 square foot total is 72% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval of landscaping plan is requested.)

A letter of expressed concerns from Paula Westbury was acknowledged.

Final Approval as submitted of landscaping.

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

**** MEETING ADJOURNED AT 5:18 P.M. ****