

# SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 10, 2014 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

**BOARD MEMBERS:** FRED SWEENEY, *Chair* 

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN
LISA JAMES
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

**STAFF:** JAIME LIMÓN, Design Review Supervisor

DAVID ENG, Planning Technician

AMBER FLEMMINGS, 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 <a href="https://www.SantaBarbaraCA.gov/SFDBVideos">www.SantaBarbaraCA.gov/SFDBVideos</a>.

#### **CALL TO ORDER.**

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present: Sweeney, Miller, Bernstein, and James.

Members absent: Pierce, Woolery, and Zimmerman.

Staff present: Eng, Limón, and Flemmings.

#### **GENERAL BUSINESS:**

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of February 24, 2014, as

submitted.

Action: James/Bernstein, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **March 3, 2014**. The Consent Calendar was reviewed by

Sweeney/James.

Action: Sweeney/James, 4/0/0. Motion carried (Pierce, Woolery, and Zimmerman absent).

Motion: Ratify the Consent Calendar of **March 10, 2014**. The Consent Calendar was reviewed by

Sweeney/James.

Action: Sweeney/James, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
  - a) Mr. Eng announced to the Board members that Pierce, Woolery, and Zimmerman will be absent from the meeting.
  - b) Mr. Limon made the following announcements:
    - a) Amber Flemmings and David Eng will be new staff members for the Single Family Design Board.
    - b) The Historic Landmarks Commission (HLC) at their last meeting requested that the number of plans submitted for HLC applications be increased from three to four sets for ease of review by the nine HLC members. The members also offered to accept three of the four submitted sets at half-scale reductions. Should this change occur, it may also be available or required as an option for the other design review boards. Staff is also considering scanned PDF submittals to allow design review board members to study projects in advance of meetings.
- E. Subcommittee Reports: No Subcommittee Reports.

#### **SFDB-CONCEPT REVIEW (CONT.)**

1. 2400 MOUNT CALVARY RD A-1 Zone

(3:10) Assessor's Parcel Number: 021-040-049

Application Number: MST2012-00089

Owner: Charles M. Blizz Agent: Brent Daniels

(Concept review to construct a 500 square foot, one-story, modular, single-family residence located on a 4.5 acre lot in the Hillside Design District. The proposal includes approximately 120 cubic yards of site grading to be balanced on site. A separate (future) application will be proposed to replace the original house and detached accessory structure, which was destroyed in the Tea Fire.)

(Third concept review. Comments only. The project was last reviewed on December 2, 2013.)

These are DRAFT Minutes ONLY, pending approval 03/24/14:

Actual time: 3:15 p.m.

Present: Brent Daniels, Agent; and Hugh Brownly, Construction Manager.

Public comment opened at 3:24 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 Full Board with comments:

- 1) Clarify phasing of different elements of the project.
- 2) Provide measures demonstrating reductions in water usage.

- 3) Provide a more detailed landscape plan.
- 4) Provide additional details on the carport, including the roof and slope, connections, and paving materials.
- 5) Provide additional pond details including fill and any fountains.
- 6) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

Action: Bernstein/James, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

The ten-day appeal period was announced.

## **FINAL REVIEW**

2. 3627 CAMPANIL DR A-1 Zone

(3:30) Assessor's Parcel Number: 047-101-003

Application Number: MST2013-00271 Owner: Burke Living Trust

Architect: Tom Smith

(This is a revised proposal for an interior remodel and one-story addition to an existing 2,204 square foot, one-story, single-family residence, with an attached 632 square foot, three-car garage, located on a 1.29 acre lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal originally included construction of 780 square feet of new, one-story additions and conversion of 146 square feet of the existing three-car garage into a habitable residential addition, thereby converting the existing three-car garage into a new 486 square foot, two-car garage. It also included replacement of the existing roof, new site improvements, and new uncovered parking spaces. The proposal has been revised to include minor modifications to interior and exterior architectural elements, site details, and an additional increase of floor area by 240 square feet (through expansions of the master bedroom and dining room). Revised total additions consist of 874 new square footage and 146 converted square footage for a total of 1,020 square feet of new habitable space. The new proposed total of 3,710 square feet is 72% of maximum floor-to-lot-area ratio (FAR).)

# (Revised Project Design Approval and Final Approval requested. Project Design Approval was granted on July 15, 2013.)

These are DRAFT Minutes ONLY, pending approval 03/24/14:

Actual time: 3:55 p.m.

Present: Tom Smith, Architect; and Robert Adams, Landscape Architect.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

A letter of expressed support from Bob Swanson, Chair for the Campanil Hills Homeowners Association, regarding acceptance and approval of the plans by the Association Board.

#### **Motion:** Final Approval with conditions:

- 1) Include a trench drain in the driveway.
- 2) Provide water calculations for a bio-swale.
- 3) Clarify the floor-to-lot-area ratio (FAR).
- 4) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.

Action: Miller/Bernstein, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

#### **IN-PROGRESS REVIEW**

#### 3. 758 JUANITA AVE E-1 Zone

(**4:00**) Assessor's Parcel Number: 035-073-010

Application Number: MST2013-00103
Owner: Hubbard Living Trust
Designer: Eric Swenumson

(Proposal to construct a new 767 square foot one-story addition and a 700 square foot two-story addition to an existing one-story 1,145 square foot single-family residence with an attached 406 square foot two-car garage. The proposed total of 3,018 square feet, located on a 13,242 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

# (Action may be taken if sufficient information is provided. Project Design Approval was granted on April 8, 2013.)

These are DRAFT Minutes ONLY, pending approval 03/24/14:

Actual time: 4:21 p.m.

Present: Eric Swenumson, Designer; and Cliff Hubbard, Owner.

Public comment opened at 4:32 p.m. As no one wished to speak, public comment was closed.

#### **Motion:** Final Approval with conditions:

- 1) Provide calculations sheet for the water runoff.
- 2) Specify on plans the stone veneer to be used on the façade and fireplace. The Board noted that both selections presented at the meeting were appropriate.
- 3) Provide a color board.
- 4) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.

Action: James/Bernstein, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

#### **CONCEPT REVIEW - NEW ITEM**

#### 4. 434 CONEJO RD A-1 Zone

(**4:20**) Assessor's Parcel Number: 019-061-012

Application Number: MST2014-00066 Owner: Maria Lourdes C. Smith

Applicant: The Fine Line

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed are two second floor decks totaling 249 square feet. A total of 325 cubic yards of grading is proposed. The proposed development total 2,500 square feet, located on a 7,900 square foot vacant lot within the Hillside Design District, is 79% of guideline floor-to-lot-area ratio (FAR).)

# (Comments only. Project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications.)

These are DRAFT Minutes ONLY, pending approval 03/24/14:

Actual time: 4:47 p.m.

E-1 Zone

Present: Dale Pekarek, Architect; Drew and Lourdes Smith, Owners; and Susan Riegle, Associate

Planner.

Public comment opened at 4:59 p.m. As no one wished to speak, public comment was closed.

#### **Motion:** Continued two weeks to Full Board with comments:

- 1) Study the relationship and proportions of the columns, door, and windows at the front entry on the east elevation.
- 2) Study the dimensions of the windows and door relationships.
- 3) Study the neighborhood compatibility of the stone veneer compatibility with Santa Barbara's style.
- 4) Provide details of the metal railing and wood deck material.
- 5) Provide a detail of the overhang above the garage door.
- 6) Provide details of recessed windows.
- 7) Study the style of roof vents in relation to fire safety.
- 8) Clarify the details of the retaining walls on the plans.
- 9) Provide a conceptual landscape plan.
- 10) Specify driveway paving materials.
- 11) Use two-piece mission tile.
- 12) Provide a color board.

Action: Miller/James, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

# PROJECT DESIGN REVIEW

## 5. 1565 LA CORONILLA DR

(**4:50**) Assessor's Parcel Number: 035-302-003

Application Number: MST2013-00330 Owner: Mortgage Deeds, LLC

Architect: Jason Grant

(Proposal to construct a two-story, 3,063 square foot, single-family residence with a detached 441 square foot, two-car garage, located on a vacant 17,957 square foot lot in the Hillside Design District. The proposal includes new retaining walls and steps. The proposed total of 3,504 square feet is 80% of the maximum floor-to-lot-area ratio (FAR).)

# (Action may be taken if sufficient information is provided. Project was last reviewed on December 16, 2013.)

These are DRAFT Minutes ONLY, pending approval 03/24/14:.

Actual time: 5:24 p.m.

Present: Jason Grant, Architect.

Public comment opened at 5:32 p.m.

- 1) John Paullin, a neighbor to the west of the project, was concerned with the height of the east elevation regarding his views, but spoke in favor of the project.
- 2) Tim Putz, a neighbor to the south of the project, spoke in favor of the project regarding the tile roof and the Spanish-Mediterranean style.
- 3) Erika Adler, a neighbor from behind the project, spoke in favor of the aesthetics and redesign into the hillside to mitigate the height of the project.

- 4) Peter Beuret, a neighbor in close proximity, spoke in favor of the project regarding the Spanish-style design.
- 5) Paul and Gertrude Straede, adjacent neighbors, submitted a letter of support for the project as a nice addition to the neighborhood. There were two concerns to one, not plant trees north of the structure, and two, that any plants and bushes not exceed a maturity of five to six feet high.

Public comment closed at 5:36 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) Provide a color board.
- 2) Provide details on the garage doors and lighting fixtures.
- 3) Provide details on landscaping plans and downspouts.
- 4) Study the balcony railings on the north elevation.
- 5) Provide details of windows, window coverings, and gutters.
- 6) Show compliance with Tier 3 Storm Water Management Plan (SWMP) requirements.
- 7) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and good neighbor guidelines.

Action: Bernstein/Miller, 4/0/0. Motion carried. (Pierce, Woolery, and Zimmerman absent).

The ten-day appeal period was announced.

#### CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Sweeney and James.

## **REVIEW AFTER FINAL**

#### A. 860 JIMENO RD

Assessor's Parcel Number: 029-110-046
Application Number: MST2013-00007
Owner: Joseph A. Yob, Living Trust
Designer: Richele Design Associates

(Proposal for the construction of a new one-story, 1,065 square foot addition to an existing two-story, 3,501 square foot single-family residence, located on a 22,598 square foot lot in the Hillside Design District. The proposal includes façade and site alterations, an interior remodel and alterations to the existing and proposed basement, storage, and garage floor areas. The proposal will result in a 678 square foot basement, 106 square feet of storage, two one-car garages, and 294 square foot covered porch. The proposal includes approximately 200 cubic yards of cut and fill grading. The proposed total is 97% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for minor exterior alterations including elimination of exterior staircase at north elevation and minor window alterations.)

Approved as submitted of Review After Final.

#### **FINAL REVIEW**

#### B. 1252 DE LA GUERRA RD

E-3 Zone

Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H. Howes
Architect: Kathy Hancock

(Revised proposal to construct a 135 square foot addition to convert the existing, 280 square foot, carport into a 415 square foot, two-car garage. The existing 6,384 square foot parcel, located within the Hillside Design District, is currently developed with a 1,151 square foot, two-story, single-family residence. The proposal includes new site fencing and Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

(Final Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 053-13.)

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 the condition to provide color detail of security and garage doors on the plans.

### **NEW ITEM**

# C. 3639 CAMPANIL DR

A-1 Zone

Assessor's Parcel Number: 047-101-001 Application Number: MST2014-00095

Owner: Joseph B. Maxwell, Family Trust

Contractor: Quik Response Applicant: Douglas Gheza

(Proposal for a new approximately 20 square foot master bath addition, minor door and window alterations, and a new detached pergola at the front entry. The proposed development total of 3,245 gross square feet, located on a 1.35 acre lot in the Hillside Design District, is 63% of the guideline floor-to-lot area ratio (FAR).)

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

#### Continued indefinitely to consent with comments:

- 1) Provide colors/material boards.
- 2) Clarify window replacement and alterations.
- 3) Provide details of skylights.
- 4) Provide front and side elevations of pergola.
- 5) Provide square footage of pergola.
- 6) Provide detail of pergola, including specifications of plants.

\*\* MEETING ADJOURNED AT 5:50 P.M. \*\*