



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 6, 2015

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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 www.SantaBarbaraCA.gov/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce, and Woolery.
Members absent: James.
Staff present: 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 March 23, 2015, as submitted.

Action: Bernstein/Miller, 3/0/3. Motion carried. (Sweeney/Bernstein/Miller abstained, James absent).

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **March 30, 2015**. The Consent Minutes were reviewed by James/Miller.
- Action: Pierce/Bernstein, 6/0/0. Motion carried. (James absent).
- Motion: Ratify the Consent Minutes of **April 6, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.
- Action: Bernstein/Moticha, 6/0/0. Motion carried. (James absent).

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

- a. Mr. Limón reported that the 3626 San Remo Drive project, which was listed as Item #6 on the agenda, will now be heard as Item #1, since the applicant for Item #1, 1409 La Cima Road, requested a postponement. He also reported that appeals for two projects, 2405 State Street and 1215 East Cota Street, are schedule to be heard at City Council on April 21, 2015 and sometime in mid-May, respectively.
- b. Chair Sweeney and Board Member Pierce will step down from the 3626 San Remo Road project.

E. Subcommittee Reports.

No Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1409 LA CIMA RD****R-1 Zone**

- (3:15)** Assessor's Parcel Number: 041-010-025
 Application Number: MST2014-00613
 Owner: Christopher Joseph Brown
 Designer: Erick Rojas

(Proposal to permit 208.5 linear feet of an "as-built" 6-foot tall, wood fence located along the southern property line and replace portions of an existing 6-foot tall wood fence located along the northern and western property lines. The proposal will address violations identified in enforcement case ENF2014-01057.)

(Third concept review. Project Design Approval and Final Approval are requested. Project was last reviewed on March 23, 2015.)

Project was postponed per applicant's request.

REVIEW AFTER FINAL**2. 960 W MOUNTAIN DR****A-1 Zone**

- (3:45)** Assessor's Parcel Number: 021-050-057
 Application Number: MST2009-00149
 Owner: Pike Riegert
 Architect: Amy Taylor

(Proposal to construct a new two story 2,054 square foot single family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Review After Final is requested for exterior changes that include revised doors, windows, colors, lighting, and finish details. Also requested are an expanded roof deck with additional guardrails, new sandstone clad posts on the roof deck, relocation and elimination of light wells, enlarging the

lower patio and extending the retaining walls, and eliminating the balcony at the master bedroom. Project was last reviewed on January 26, 2015.)

Actual time: 4:01 p.m.

Present: Amy Taylor, Architect; and Andrew Stuffer, City Building Official.

Public comment opened at 4:12 p.m. As no one wished to speak, public comment was closed.

Failed Motion: Approval of Review After Final with comments:

- 1) The Board approves the new railing concept around the new deck area on the roof and the removal of the remaining railing.
- 2) The mesh railing and pilaster is acceptable.
- 3) The exterior aluminum frame on the pocket window will be consistent with the existing architecture.
- 4) The original landscape plan is acceptable.
- 5) The Board approves the existing scope of work as outlined on sheet A1.1, A2.1, and A4.1, dated March 30, 2015.

Action: Woolery/Miller, 3/3/0. (Moticha/Pierce/Sweeney opposed, James absent).

Motion: Approval of Review After Final with comments:

- 1) Reduce the size of the side deck on the easterly wall configuration from 16' to 10', with the area not to exceed 650 square feet.
- 2) The mesh railing and pilaster is acceptable.
- 3) The exterior aluminum frame on the pocket window will be consistent with the existing architecture.
- 4) The original landscape plan is acceptable.
- 5) The Board approves the existing the scope of work as outlined on sheet A1.1, A2.1, and A4.1, dated March 30, 2015.

Action: Woolery/Bernstein, 6/0/0. Motion carried. (James absent).

PROJECT DESIGN REVIEW

3. 210 MEIGS RD

E-3/SD-3 Zone

(4:25) Assessor's Parcel Number: 045-110-011
 Application Number: MST2006-00476
 Owner: 210 Meigs Road, LLC
 Agent: Rich Ridgeway

(Proposal for a five lot subdivision to include street improvements, grading, and landscaping. The project required a General Plan amendment, Local Coastal Plan amendment, zone change, and a lot line adjustment between three existing lots referred to as 216 and 290 Lighthouse Road and 210 Meigs Road. The project was approved by the Planning Commission on March 5, 2009. Single-family residences are proposed for each lot under a separate forthcoming application.)

(Second concept review. Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on December 10, 2007).

Actual time: 4:57 p.m.

Present: Rich Ridgeway, Agent; John Schuck, Business Partner; and Bruce Blodorn, Project

Superintendent.

Public comment opened at 5:10 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) The 8' wall adjacent to the school is acceptable.
- 2) The grading is acceptable to accommodate for ocean views.
- 3) The removal of the shallow-rooted Eucalyptus trees is acceptable.
- 4) The bulb-out crosswalk is acceptable; consider adding color to the stamped concrete or plantings for the bulb-outs.
- 5) The 6' parkway and 4' sidewalk on Lighthouse Way is acceptable since traffic is minimal.
- 6) The Meigs Road sidewalk is acceptable.
- 7) The project is consistent in appearance with the scenic character of the City and it is compatible with the neighborhood.
- 8) Provide details of all the low retaining walls.

Action: Pierce/Woolery, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM

4. 409 LINCOLNWOOD PL

E-3/SD-2 Zone

(5:00)

Assessor's Parcel Number: 053-430-052
 Application Number: MST2015-00124
 Owner: McGilvray Family Trust
 Architect: Alex Pujo

(Proposal for a complete exterior remodel of an existing 2,155 square foot, two-story single-family residence with an attached 410 square foot two-car garage. No change to the net square footage is proposed. The project includes removal of a patio cover, installation of a new S-tile roof, new plaster exterior, replacement of all windows and doors, two new wood trellises, new gateway structure and garden wall, new front steps and dry stack sandstone wall, and replacement of a six foot tall wooden fence.)

(Project Design Approval is requested.)

Actual time: 5:47 p.m.

Present: Alex Pujo, Architect.

Public comment opened at 5:56 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) The project is consistent in appearance, is compatible to the neighborhood, has quality materials and architecture, and follows the Good Neighbor Guidelines.

- 2) The color board and s-tile roof are acceptable.
- 3) Study the window fenestrations to match the architecture.
- 4) Provide final set of drawings of the landscape plan.

Action: Bernstein/Moticha, 6/0/0. Motion carried. (James absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

5. 1912 MISSION RIDGE RD

A-1 Zone

(5:30) Assessor's Parcel Number: 019-083-021
 Application Number: MST2015-00133
 Owner: Craig Morrison

(Proposal to construct a 39 square foot raised wooden platform with 8 foot tall redwood screening panels in the rear yard of an existing single-family residence in the Hillside Design District. The project includes relocation of an existing hot tub to the new platform and new utility connections and drainage.)

(Third concept review. Project was referred from Consent on March 30, 2015.)

Actual time: 6:13 p.m.

Present: Craig and Jane Morrison, Owners.

Public comment opened at 6:22 p.m.

- 1) Roger Bacon expressed concerns regarding the tub's visibility from his property and possible noise intrusion. He suggested that the tub be placed in an alternate location with fencing constructed to protect privacy.
- 2) Trevor Martinson questioned the authenticity of the plans, and the location of the fence and the proposed finishing material. He suggested story poles be erected so that the neighbors can verify the exact location of the tub.
- 3) Patrick McKenna expressed concerns regarding the "unpermitted" tub and deck, and the screening material.

A letter of expressed concern from Lalla Brutoco regarding privacy issues was acknowledged.

Public comment closed at 6:34 p.m.

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 comment:

- 1) Given the foliage and built screening, the Board finds that there are no visual impacts to the surrounding neighbors.

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

The ten-day appeal period was announced.

FINAL REVIEW**6. 3626 SAN REMO DR****E-3/SD-2 Zone**

(6:00) Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00504
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore

(Lot 1: Proposal for construction of a two-story, 2,753 square foot, single-family residence and an attached 467 square foot two-car garage located on a vacant 14,191 square foot parcel (Lot 1). The proposal includes associated flat work, landscaping, and site walls. The proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10). The proposal of 3,221 square feet is 75% of the required maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 015-10. Project was last reviewed on February 9, 2015.)

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

Actual time: 3:11 p.m.

Present: Vincent Amore, Applicant; Kate Svensson, Designer; Gavin Moores, principal at Capital Pacific; Robert Adams, Landscape Architect; and Daniel Gullett, Case Planner.

Public comment opened at 3:32 p.m.

1) John Steen questioned the privacy impacts regarding the requested changes made by the applicant.

A letter of expressed concern from Molly Steen regarding the request for additional plate height on the second story that would impede on her backyard was acknowledged.

Public comment closed at 3:42 p.m.

Motion: Final Approval with comments:

- 1) Replace the 30 x 40 inch master bedroom windows on the north elevation to 20 x 36 inch windows as shown on cut sheet A.
- 2) The exchange of oak trees with strawberry trees along the northern property line and relocation of the transplanted oaks east of the Lot 1 house are acceptable.
- 3) The second story plate height of 8'10" is acceptable to accommodate mechanical requirements.

Action: Woolery/Moticha, 4/0/0. Motion carried. (Pierce/Sweeney stepped down, James absent).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:46 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Moticha and Woolery.

REVIEW AFTER FINAL**A. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011
 Application Number: MST2013-00505
 Owner: Nancy J. Madsen
 Designer: Kate Svensson
 Applicant: Vincent Amore

(Lot 2: Proposal for construction of a two-story, 2,652 square foot, single-family residence and an attached 479 square foot, two-car garage, located on a vacant 14,094 square foot parcel (Lot 2). The proposal includes associated flatwork, landscaping, and site walls. This proposal is associated with a concurrent application (MST2009-00325) for a four (4) lot subdivision approved by Planning Commission on October 14, 2010 (Resolution No. 015-10) and subsequently amended by Planning Commission on August 14, 2014 (Resolution No. 022-14). The proposed total of 3,132 square feet is 74% of the required floor-to-lot area ratio (FAR).)

(Review After Final is requested to replace the paned doors with windows at the living room on the east elevation, relocate the doors at the balcony on the east elevation, and to remove a window on the north elevation.)

Approval of Review After Final with condition:

- 1) On Sheet A3.2, north elevation, 4th window on second story to be retained.

REVIEW AFTER FINAL**B. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011
 Application Number: MST2009-00325
 Owner: Nancy J. Madsen
 Applicant: Vince Amore

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, guest parking spaces, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

(Review After Final is requested to revise the landscape and oak tree mitigation plan. The revisions include relocation of coast live oaks (T-4, T-5, and T-6) to new locations east of the proposed residences on Lots 1 and 2, and incorporation of new toyon shrubs in between arbutus trees for additional screening along the shared driveway.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW

C. 680 MIRAMONTE DR

E-1 Zone

Assessor's Parcel Number: 035-251-005
 Application Number: MST2014-00538
 Owner: Michael A. Richardson
 Architect: Dennis Thompson-Naylor

(Proposal to demolish 41 square feet of the front entry and construct a new 318 square foot master bath and yoga area, and 193 square feet to the garage. The project includes a new pool in the rear yard and a new pergola in the remaining front yard of an existing 3,080 square foot, one story, single-family residence. The proposed total of 3,331 square feet on an 18,990 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approval are requested. Project must comply with Tier 3 SWMP and show finish details on plans prior to Final Approval.)

Project Design Approval and Final Approval with the findings that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

FINAL REVIEW

D. 550 OWEN RD

A-2 Zone

Assessor's Parcel Number: 015-202-027
 Application Number: MST2014-00578
 Owner: William Z., Jr. and Emily K. Kerr, Trustees
 Architect: Pacific Architects, Inc
 Engineer: Kevin Vandervort

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval.)

Continued one week to Consent with comments:

- 1) The landscape plan is approvable as presented.
- 2) Provide compliance with Tier 3 Storm Water Management Program (SWMP) requirements.