



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 20, 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 3:02 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, Moticha, Pierce, and Woolery.
Members absent: James.
Staff present: Limón, Eng, 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 April 6, 2015, as submitted.

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

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **April 13, 2015**. The Consent Minutes were reviewed by Moticha.
 Action: Miller/Woolery, 6/0/0. Motion carried. (James absent).
 Motion: Ratify the Consent Minutes of **April 20, 2015**. The Consent Minutes were reviewed by Sweeney/Woolery.
 Action: Woolery/Bernstein, 6/0/0. Motion carried. (James absent).

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

a. Mr. Eng made the following announcements:

- 1) The appeal of 2405 State Street will be heard at City Council on Tuesday, April 21, 2015.
- 2) Consent calendar duties for the remainder of the calendar year will be shared by three pairs of board members, consisting of one architect/designer and one landscape architect/designer, rotating on a quarterly schedule. The consent calendar schedule is as follows:
 - Fred Sweeney and Jaime Pierce (April through June)
 - Joe Moticha and Denise Woolery (July through September)
 - Brian Miller and Lisa James (October through December)

E. Subcommittee Reports.

No Subcommittee Reports.

FINAL REVIEW**1. 409 LINCOLNWOOD PL****E-3/SD-2 Zone**

(3:15) Assessor's Parcel Number: 053-430-052
 Application Number: MST2015-00124
 Owner: McGilvray Family Trust
 Architect: Alex Pujó

(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.)

(Final Approval is requested.)

Actual time: 3:16 p.m.

Present: Alex Pujó, Architect.

Public comment opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with comment:

- 1) The project has consistency and appearance, it is compatible in size, bulk and scale, and the quality of architecture and materials are acceptable.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 3:21 P.M. AND RECONVENED AT 3:31 P.M. ***

CONCEPT REVIEW - NEW ITEM

2. 3835 LA CUMBRE HILLS LN E-3/SD-2 Zone

(3:35) Assessor's Parcel Number: 057-170-047
 Application Number: MST2015-00149
 Owner: Ryan Family Revocable Trust
 Applicant: Peter Ryan

(Proposal to construct a 410 square foot master bedroom addition to an existing one-story, 1,266 square foot single-family residence with an attached 433 square foot, two-car garage. The proposed total of 2,099 square feet on an 8,603 square foot lot is 63% of the required floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 3:31 p.m.

Present: Susan Ryan, Owner; and Jack Shaffer, Architect.

Public comment opened at 3:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a partial landscape plan around the addition.
- 2) Discuss the project with adjacent neighbors.
- 3) Study relocating the mechanical closet in the crawl space, replacing the door on the north elevation with a window, and replace the mechanical closet with a French door leading to the patio.
- 4) Provide compliance with Storm Water Management Plan (SWMP) requirements.

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

*** THE BOARD RECESSED AT 3:49 P.M. AND RECONVENED AT 4:01 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 101 JORGENSEN LN A-1 Zone

(4:10) Assessor's Parcel Number: 021-110-036
 Application Number: MST2015-00151
 Owner: James Love Lee
 Architect: DesignARC

(Proposal to construct a new 2,730 square foot, one-story, single-family residence with a 553 square foot, detached, two-car garage, and a 180 square foot, detached accessory building with a covered roof deck. The project includes a pool, spa, patios, and 750 cubic yards of cut and fill grading to be balanced on site. The proposed total of 3,463 square feet on a 1.37 acre lot in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 4:01 p.m.

Present: Mark Shields, Architect.

Public comment opened at 4:11 p.m.

- 1) John Warnock, neighbor at 599 West Mountain Drive, expressed concern regarding the obstruction of his ocean view by the project.
- 2) Cody Cammbell, neighbor at 559 West Mountain Drive, suggested story poles be erected to indicate the height of the detached accessory building. She was also concerned with the noise pollution from the pool area and from construction.

Letters of expressed concerns from Shelley Gault, David Unger, and Jill Stein were acknowledged.

Public comment closed at 4:19 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Story poles are not necessary for this project.
- 2) Provide a landscape and roof plan.
- 3) Study the roof color.
- 4) The Board is in favor of the direction of the architectural design.

Action: Moticha/Pierce, 6/1/0. Motion carried. (Bernstein opposed, James absent).

**** MEETING ADJOURNED AT 4:47 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Fred Sweeney and Denise Woolery.

REVIEW AFTER FINAL**A. 3761 LINCOLN RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-013
Application Number: MST2014-00219
Owner: Wayne Benner Trust
Architect: Chris Dentzel

(Proposal to construct a 162 square foot addition and remodel an existing two-story 2,540 square foot residence with a 396 square foot attached garage. The proposed total of 3,103 square feet on an 8,323 square foot lot is 95% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing officer review is requested for a zoning modification.)

(Review After Final is requested to add an enclosed tower element.)

Continued indefinitely to Consent with comment:

- 1) The proposed tower is not aesthetically appropriate and the applicant is advised to return with an alternative design.

FINAL REVIEW**B. 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
Landscape Architect: Sam Maphis

(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.)

Final Approval as submitted.

CONTINUED ITEM**C. 947 CARRILLO RD****E-1 Zone**

Assessor's Parcel Number: 029-262-011
Application Number: MST2015-00091
Owner: Mary Ellen Broeffle
Applicant: Brandon Broeffle
Designer: Erick Molinar

(Proposal to construct a 400 gross square foot, one-story accessory building in the rear yard of an existing 1,517 square foot, two-story, single-family residence with an attached 208 square foot one-car garage. The proposed total of 2,125 square feet of development on a, 8,256 square foot lot in the Hillside Design District is 66% of the maximum required floor-to-lot area ratio (FAR).)

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

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 with comments:

- 1) Provide a color and materials board.
- 2) Provide deck and railing details.
- 3) Provide exterior lighting details.
- 4) Clad windows are recommended.
- 5) Paint the exposed concrete foundation.