



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 4, 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 3:04 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Moticha, Pierce, and Woolery.
Members absent: None.
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 20, 2015, as submitted.

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

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **April 27, 2015**. The Consent Minutes were reviewed by Moticha.
 Action: Miller/Moticha, 6/0/0. Motion carried. (Woolery absent).
 Motion: Ratify the Consent Minutes of **May 4, 2015**. The Consent Minutes were reviewed by Sweeney/Pierce.
 Action: Pierce/James, 6/0/0. Motion carried. (Woolery absent).

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

Mr. Eng made the following announcements:

- 1) Board Member Woolery will be absent from the meeting.
- 2) The appeal for 1215 East Cota Street will be heard at the City Council meeting on Tuesday, May 5, 2015.

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
 Landscape Architect: Amy Blakemore
 Applicant: Vanguard Planning, LLC

(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.)

Actual time: 3:10 p.m.

Present: Jarrett Gorin, Applicant; and Christopher Brown, Owner.

Public comment opened at 3:26 p.m.

- 1) David Fainer, representing Margi Manquist, argued that the findings for compatibility, and size, bulk, and scale cannot be made.
- 2) Alan Scholl, adjacent neighbor, opposed the project, citing visual impacts to the neighborhood.
- 3) Margi Manquist, adjacent neighbor, explained that the fence is not compatible with the neighborhood, that the neighbor's privacy concerns were unfounded, and that her private views would be diminished by the project.

Letters from Mark Bacino, Alan Scholl, Margi Manquist, Deborah Kovanda, Mr. and Mrs. Gowdy Mission, Patrick Murphy, and Roberta and Christopher Tracy were acknowledged.

Public comment closed at 3:36 p.m.

Motion: Project Design Approval and Final Approval, to include administrative approval with staff verification, 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 comments:

- 1) The Board supports the notion of a fence between 1409 and 1411 La Cima Rd.
- 2) The Board recognizes the need for privacy between 1409 and 1411 La Cima Rd.
- 3) The fence is compatible with the neighborhood and the quality of materials is acceptable.
- 4) The fence is acceptable to the public views, as evaluated during the organized site visit.
- 5) The landscape plan is approved with the condition that the proposed ceanothus shall not exceed the height of the fence.
- 6) The wooden fencing shall be stained "slate," as illustrated by the color sample presented.
- 7) The Board suggested that the owners of 1409 and 1411 La Cima Rd. determine a mutually acceptable height reduction to the fence proposed between the two properties. The reduction is suggested for the segment of fencing between the easternmost point of the hedge depicted on Sheet L1, eastward for a distance of 72 feet.
- 8) The Board grants City staff administrative oversight of the implementation of this motion.

Action: Moticha/Miller, 6/0/0. Motion carried. (Woolery absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 9 FELLOWSHIP CIR

E-1 Zone

(3:45) Assessor's Parcel Number: 041-152-008
 Application Number: MST2015-00166
 Owner: Joey and Emily Benaron
 Architect: Kas Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached 1-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 4:23 p.m.

Present: Kas Seefeld, Architect; and Joseph Benaron, Owner.

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

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

- 1) The Board finds that the modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Provide a landscape plan.
- 3) Provide window details.
- 4) Provide a color board that includes the proposed roof color and materials.
- 5) Provide suitable replacements for trees to be removed.
- 6) Provide a lighting plan that is compatible with the neighborhood.
- 7) Provide deck and railing details.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 507 YANKEE FARM RD

A-1/SD-3 Zone

(4:20)

Assessor's Parcel Number: 047-030-022

Application Number: MST2015-00170

Owner: Kail S. Wathne and Lori N. Rafferty

Architect: Lori Kari Architect

(Proposal for an addition and alterations to an existing 1,890 square foot, one-story, single-family residence with a 498 square foot detached 2-car carport. The project will include a new 750 square foot, detached 3-car garage with an attached 500 square foot workshop, and 2,152 square foot driveway. Also proposed is the conversion of an existing detached 490 square foot workshop to habitable space with a 362 square foot addition. This new habitable space will be attached to the main residence by a 53 square foot mud room. Three as-built uncovered parking spaces are proposed at the front of the dwelling. An existing as-built garden shed located within the interior setback will be removed. Two new olive trees are proposed. The proposed total of 4,543 square feet of development on a 1-acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 91% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the total covered parking on site to exceed the allowed maximum of 750 square feet.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)

Actual time: 4:49 p.m.

Present: Lori Kari, Architect; and Lori Rafferty, Owner.

Public comment opened at 5:03 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the style of architecture appropriate.
- 2) The modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.
- 3) Provide a landscape plan for the area around the entry and along the driveway.
- 4) Provide details of the gate material.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 121 W MOUNTAIN DR

A-1 Zone

(5:00)

Assessor's Parcel Number: 021-061-021
Application Number: MST2015-00172
Owner: El Escondite, LLC
Architect: Studio G
Engineer: Kevin Vandervort

(Proposal for a new single-family residence and detached garage/accessory building on a 7.01 acre parcel in the Hillside Design District. The project will comprise a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 30 cubic yards of grading excavation under the building footprint and 30 cubic yards of grading excavation outside of the building footprint. This 5,201 square foot development on a 7.01 acre site is 61% of the maximum guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:20 p.m.

Present: Gina Giannetto, Designer; Leslie Colasse, Architect; and Chuck McClure, Landscape Architect.

Public comment opened at 5:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide sections through the road, including a section at edge of pool.
- 2) Study the front entry element, the direction of the courtyard wall, and the placement of windows and the window proportions.
- 3) The Board appreciates the direction of the project, its architectural style, and its nod to historic factors.
- 4) The Board supports the drought tolerant landscape plan.
- 5) Provide details of the accessory building.

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

*** THE BOARD RECESSED AT 5:56 P.M. AND RECONVENED AT 6:22 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 133 W MOUNTAIN DR****A-1 Zone**

(6:05) Assessor's Parcel Number: 021-061-024
 Application Number: MST2015-00148
 Designer: Native Son Design Studio
 Applicant: Jarrett Gorin
 Owner: Brad Hasse

(Proposal to construct a new 2,346 square foot, two-story, single-family residence with an attached 1,309 square foot, two-car garage and workshop. The project includes a new driveway and two uncovered guest parking spaces. The proposed total of 3,568 square feet on a 3.1 acre vacant lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 6:22 p.m.

Present: Jarrett Gorin, Applicant; Chris Cottrell, Architect; and Brad Hasse, Owner.

Public comment opened at 6:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the style of architecture.
- 2) Study using an organic color palate more congruent with the surroundings.
- 3) Study an alternate material for the garage doors.
- 4) Provide lighting details.
- 5) Study the window patterns on the east elevation.
- 6) Provide details of the entryway.
- 7) Provide a landscape plan.

Action: Miller/Moticha, 6/0/0. Motion carried. (Woolery absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1609 LA VISTA DEL OCEANO DR****E-1 Zone**

(6:40) Assessor's Parcel Number: 035-180-003
 Application Number: MST2015-00164
 Owner: Jayne and Elkins Brechwald, Gary Living Trust
 Applicant: Joseph Moticha
 Engineer: Gary Frolinko

(Proposal for a new 276 square foot living room on the second floor of an existing 2,103 square foot, three-level, single-family residence with an attached 574 square foot, two-car garage. An existing 2'-4" decorative dome on the third floor will be heightened and replaced with a 5'-8" inch dome. Also proposed are the addition of a 63 square foot elevator entry room, elevator shaft, and minor patio alterations. The total proposed total of 2,995 square feet on a 16,161 square foot lot in the Hillside Design District is approximately 69% of the maximum guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 6:49 p.m.

Chair Sweeney read a statement regarding sole proprietorship exceptions.

Present: Joe Moticha, Architect; and Gary Frolinko, Owner.

Public comment opened at 7:02 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent with comments:

- 1) The Board supports the changes requested elevator, dome and great room.
- 2) Study scuppers and the door to the living room.

Action: Pierce/James, 5/0/0. Motion carried. (Woolery absent).

**** MEETING ADJOURNED AT 7:06 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Fred Sweeney and Jaime Pierce.

CONTINUED ITEM**A. 216 E JUNIPERO ST E-1 Zone**

Assessor's Parcel Number: 025-132-002
Application Number: MST2015-00182
Owner: Gordon L. Head
Designer: Jessica Harlin

(Proposal for a new 6-foot tall, 40 linear foot, CMU privacy wall along the front yard. The proposal includes the replacing the existing concrete driveway with a semi-permeable unit paver. No alterations are proposed to the existing single-family residence.)

(Final Approval is requested. Applicant is requesting an exception to the fence and screen height standards per SBMC § 28.87.170. Determination is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

Final Approval as Submitted.

NEW ITEM**B. 755 WESTWOOD DR E-1 Zone**

Assessor's Parcel Number: 041-185-009
Application Number: MST2015-00202
Owner: Russ Lewin
Architect: Kirk Gradin

(Proposal to construct a new 212 square, foot one-story accessory building with a half bathroom to an existing, one-story, 1,088 square foot single-family residence with a detached 440 square foot, two-car garage. The addition will be attached to the main residence by a roof element. The proposed total of 1,741 square feet on an 11,952 square foot lot in the Hillside Design District is 44% of the required floor-to-lot area ratio (FAR).)

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

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 condition:

1) Indicate color and finish details on plans.

NEW ITEM**C. 45 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-014
 Application Number: MST2015-00190
 Owner: Pan Hsiao-Li and Dru Finley
 Applicant: Macaluso Pools, Inc.
 Engineer: Michael Gerenser Engineering

(Proposal to construct a 510 square foot pool and spa with a 45 square foot infinity edge basin at an existing single-family residence in the Hillside Design District. The proposal includes associated pool equipment and fencing, 50 cubic yards of fill to be exported off site, permitting an "as-built" air conditioner unit, and removal of a sink in a utility closet. The project will address violations in Zoning Information Report ZIR2014-00365.)

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

Continued indefinitely to Consent with comments:

- 1) The pool is aesthetically appropriate.
- 2) Provide an enclosure for the pool equipment.
- 3) Provide details for the pool fencing.
- 4) Provide a landscaping plan around the pool area that indicates landscaping to be removed. Screen plantings are recommended outside of the pool fencing.
- 5) Indicate whether new decks or paving is proposed around the pool.

NEW ITEM: PUBLIC HEARING**D. 1830 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-011
 Application Number: MST2015-00183
 Owner: Mihailoff Living Trust
 Architect: Dawn Sherry

(Proposal for a 748 square foot, one-story addition to the rear of an existing 1,990 square foot, one-story single-family residence with an attached 449 square foot, two-car garage. The project includes door and window replacements, removal of selected areas of wood siding, a new front patio, and removal of a portion of the driveway and a pool waterslide. The proposed total of 3,187 square feet on a 26,462 square foot lot in the Hillside Design District is 67% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Provide a conceptual landscape plan.
- 3) Provide a lighting plan.
- 4) Provide a color and materials board.
- 5) Provide details of window types.