



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 1, 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, 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 May 18, 2015, as submitted.

Action: Moticha/Bernstein, 7/0/0. Motion carried.

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **May 26, 2015**. The Consent Minutes were reviewed by Sweeney.
- Action: Miller/James, 7/0/0. Motion carried.
- Motion: Ratify the Consent Minutes of **June 1, 2015**. The Consent Minutes were reviewed by Sweeney/Pierce.
- Action: Bernstein/Woolery, 7/0/0. Motion carried.

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

- 1) Board member Bernstein announced that Summer Solstice is underway.

E. Subcommittee Reports.

Chair Sweeney reported that the Subcommittee held a meeting at noon on June 1, 2015, and reviewed Module 1 of the proposed New Zoning Ordinance. The Module will be heard at the Planning Commission meeting on June 25, 2015. The Subcommittee also reviewed the grand jury report concerning the city's processes.

DISCUSSION ITEM

1. NOTICING PROCEDURES

(3:10) Staff: Jaime Limón, Design Review Supervisor
(Discussion of public noticing procedures for design review projects.)

Actual time: 3:17 p.m.

Present: Jaime Limón, Senior Planner II.

Discussion held.

FINAL REVIEW

2. 511 BROSIAN WAY

A-1/SD-3 Zone

(3:30) Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio (FAR). The project received approval of a Coastal Development Permit from the Planning Commission.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed on December 15, 2014.)

Actual time: 3:37 p.m.

Present: Brian Cearnal and Jeff Hornbuckle, Architects; and Jack Kiesel, Landscape Architect.

Public comment opened at 3:53 p.m.

A letter of expressed concerns from Patricia Foley was acknowledged.

Public comment closed at 3:53 p.m.

Motion: Final Approval with comments:

- 1) The change of the sandstone veneer at the exposed foundation to concrete creates less of a visual impact and is an acceptable design approach.
- 2) The change from a carport to a three-car garage is acceptable.
- 3) The grading findings can be made; the grading proposed is reasonable due to the conditions of the lot.
- 4) The approach to Tier 3 SWMP requirements is acceptable.
- 5) The proposed landscape plan will help soften the look of the house, using native materials.

Action: Woolery/Pierce, 6/1/0. Motion carried. (Bernstein opposed).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1211 SERRA VISTA LN

E-1 Zone

(3:50)

Assessor's Parcel Number: 029-510-004
 Application Number: MST2015-00211
 Owner: Cynthia Halpin McCoy Residence Trust
 Applicant: Vanguard Planning, LLC
 Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. Planning Commission review is requested for an amendment to the conditions of approval to allow increased square footage on the lot, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

(Comments only; project requires Environmental Assessment and Planning Commission review for an amendment to the conditions of approval and a requested zoning modification.)

Actual time: 4:28 p.m.

Present: Detlev (Detty) Peikert, Architect; and Jarrett Gorin, Applicant.

Public comment opened at 4:43 p.m.

- 1) Kathleen Boomer was concerned about construction and the possible parking obstruction.
- 2) Paul Welterlen, neighbor at 1227 Serra Vista Lane, inquired about a concern with defining lot lines, the footprint of the home adjusted for the terrace, the building height and mitigation factors, and the landscaping concerning tree preservation.

Public comment closed at 4:48 p.m.

Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:

- 1) The Board approves the style of architecture and finds that the size, bulk, and scale are acceptable.
- 2) Clarify the plate heights for the first and second floor, recommending a 9' plate height on the first floor and a 7' 6" plate height on the second floor.
- 3) The location and placement of the second floor is acceptable.
- 4) The location of the driveway is appropriate to the neighborhood.
- 5) The deck is compatible with the size of the house.
- 6) The consistency and appearance are acceptable, and compatible to the character of the neighborhood, and the quality of architecture and materials is acceptable.
- 7) Follow the good neighbor guidelines.
- 8) Study preserving the two existing palm trees and native foliage.
- 9) The modifications are aesthetically appropriate and do not pose consistency issues with the guidelines.

Action: Miller/Woolery, 7/0/0. Motion carried.

PROJECT DESIGN REVIEW

4. 324 SHERMAN RD

A-1 Zone

(4:25)

Assessor's Parcel Number: 019-050-006
 Application Number: MST2015-00003
 Owner: Appelbaum-Shapiro Living Trust
 Designer: Amy Von Protz
 Applicant: Vanguard Planning, LLC

(Proposal to construct a new 2,301 square foot , two-story, single-family residence with an attached 419 square foot, two-car garage, and a 283 square feet of raised wood decks. The proposal will replace a 1,775 square foot residence and 422 two-car garage that were destroyed in the Tea Fire. The proposed total of 2,720 square feet on a 14,395 square foot lot in the Hillside Design District is 64% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications to allow additions in the front and interior setbacks.)

(Project Design Approval is requested. Project must comply with Staff Hearing Resolution No. 026-15. Project was last reviewed on March 23, 2015.)

Actual time: 5:21 p.m.

Present: Amy Von Protz, Designer; and Jarrett Gorin, Applicant.

Public comment opened at 5:26 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study articulating the north, west, and east elevations to create a reduction in the floor plan to align with the topography.
- 2) Indicate the model of the garage doors, and specify the front door, the material of the back deck, a color board including the window design,
- 3) Provide details for the chimney, downspouts, and gutters, and a landscape plan for the front yard.

Action: Miller/Bernstein, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

(4:55) Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Stephen F. Sailer
Architect: Donna Crossman

(Proposal to construct 156 square feet of first-floor additions and 609 square feet of second-floor additions to an existing 1,067 square foot, one-story, single-family residence with a detached 190 square foot, one-car garage. The project includes a new uncovered one-car parking space, retaining walls, and exterior steps. The proposed total of 2,022 square feet of development on a 5,013 square foot lot in the Hillside Design District is 83% of the required maximum floor-to-lot area (FAR). The project includes Staff Hearing Officer review for requested modifications for uncovered parking and alterations in the required front setback.)

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

Actual time: 5:57 p.m.

Present: Donna Crossman, Designer.

Public comment opened at 6:03 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a site plan including north arrows, and a roof plan.
- 2) Provide sections through the proposed parking area to the rear of the house.
- 3) Clarify the direction of the curved wall on the elevations.
- 4) Provide section through the Juliet balcony.
- 5) Clarify the compliance of the railing material to the city code.
- 6) Study the details of the house, including the flat roof area, the downspout and scuffer element.
- 7) Identify the floor and plate heights.
- 8) Provide information on the existing and new windows.
- 9) Clarify the height of the retaining wall.
- 10) Provide a Google Earth photo to define neighborhood context.
- 11) Provide a landscape plan.
- 12) An open parking space is acceptable, but the Board requests further details of the area.

Action: Pierce/Miller, 7/0/0. Motion carried.

*** THE BOARD RECESSED AT 6:05 P.M. AND RECONVENED AT 6:35 P.M. ***

PROJECT DESIGN REVIEW**6. 312 CORDOVA DR****E-3/SD-3 Zone**

(5:25) Assessor's Parcel Number: 045-024-009
Application Number: MST2015-00199
Architect: Peter Becker Architect
Owner: Christopher and Christiane Elsass

(Proposal to enclose the existing entry porch for a new 16 square foot addition to an existing two-story, 2,873 square foot, single family residence with an attached 416 square foot garage. The proposal will also include extending the existing roof on the south elevation, adding a shed roof at the west elevation, and door and window alterations. The proposed total of 3,307 square feet on a 7,814 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 105% of the required floor-to-lot area ratio (FAR). This project is exempt from an FAR modification per SBMC 28.87.030.D.1.c. The proposal will address violations identified in Zoning Information Report ZIR2014-00541.)

(Project Design Approval and Final Approval are requested. Project was last reviewed on May 18, 2015.)

Actual time: 6:35 p.m.

Present: Tom Henson, Architect.

Public comment opened at 6:37 p.m. As no one wished to speak, public comment was closed.

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 comments:

- 1) The consistency and appearance enhance the neighborhood, the project is compatible as the size, bulk, scale, and FAR at 105% are acceptable, and the quality of architecture and materials are appropriate.
- 2) The Board appreciates the applicant providing proposed and existing elevations on the same sheet.
- 3) The Board recognizes that the 105% FAR has been established prior to the hearing and the project is allowed an addition of up to 160 square feet on a one time basis per SBMC 28.87.030.D.1.c.

Action: James/Woolery, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

7. 3835 LA CUMBRE HILLS LN

E-3/SD-2 Zone

(5:55) 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).)

(Project Design Approval is requested. Project was last reviewed on April 20, 2015.)

Actual time: 6:42 p.m.

Present: Peter and Susan Ryan, Applicant.

Public comment opened at 6:46 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 Consent with comments:

- 1) The project is compatible to the neighborhood as the size, bulk, and scale are acceptable, the consistency in appearance
- 2) Provide a color board and details.

Action: Moticha/Miller, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:54 P.M. ****

CONSENT AGENDA (11:00 A.M.)

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

NEW ITEM

- A. 3741 SAN REMO DR** **R-2/SD-2 Zone**
Assessor's Parcel Number: 053-222-001
Application Number: MST2015-00218
Owner: Jonathan Bell

(Proposal to install an 8-foot high redwood fence along 41 linear feet of the front property line of an existing single-family residence. An administrative fence height exception is requested for a fence height exceeding 3.5 feet within 10 feet of a front lot line)

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

Continued one week to Consent with comments:

- 1) The proposed fence shall be located at least two feet from the front property line.
- 2) Provide a planting plan along the proposed fence.

NEW ITEM: PUBLIC HEARING

- B. 1324 PORTESUELLO AVE** **E-1 Zone**
Assessor's Parcel Number: 049-252-025
Application Number: MST2015-00235
Owner: Clay and Lauren Beccue
Applicant: Laura Benard
Architect: Cearnal Andrulaitis, LLP

(Proposal for exterior facade alterations to an existing two-story 3,282 square foot, single-family residence in the Hillside Design District. The proposal includes alterations to the existing roof pitch, removing a roof support column, and reducing the roof overhang at the front entry. The project also includes a new trellis at the front entry, and the relocation of the existing corbels above the garage doors. The proposal includes Staff Hearing officer review for requested zoning modifications for alterations to the dwelling in the required front setback and for a new trellis in the required front and interior setbacks.)

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

Continued 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.

NEW ITEM: PUBLIC HEARING**C. 2138 CLIFF DR****E-3 Zone**

Assessor's Parcel Number: 041-252-024
Application Number: MST2015-00236
Owner: Gilbert R. Johnson
Applicant: Joe Steuer

(Proposal for 366 square feet of single-story "as-built" additions and the "as-built" conversion of an existing 431 square foot, attached, two-car garage into habitable space at an existing 833 square foot, one-story, single-family residence. The proposal includes two new uncovered parking spaces, an interior remodel, and the removal of storage sheds out of the required setbacks. 180 square feet of these storage sheds will be relocated elsewhere on the site. The proposed total of 1,810 square feet of development (including sheds) on a 15,981 square foot lot is 42 of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2013-00779 and enforcement case ENF2013-00779.)

(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, continued one week to Consent with comments:

- 1) Provide light fixture details.
- 2) Provide a color and materials board.
- 3) Provide a plan to clean up the landscaping near the driveway entrance.