



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, June 29, 2015

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
JOSEPH MOTICHA
LISA JAMES
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 3:00 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Moticha, and Woolery.
Members absent: Pierce.
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 June 15, 2015, as amended.

Action: Bernstein/James, 5/0/1. Motion carried. (Miller abstained, Pierce absent).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **June 22, 2015**. The Consent Minutes were reviewed by Sweeney/Pierce.

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

Motion: Ratify the Consent Minutes of **June 29, 2015**. The Consent Minutes were reviewed by Sweeney/Woolery.

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

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

- 1) Mr. Eng announced that Board member Pierce will be absent from the meeting, and Board members Moticha and Woolery will be conducting the next quarter's Consent meetings.

E. Subcommittee Reports.

No Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-132-006
 Application Number: MST2015-00263
 Owner: Gott Family Trust
 Designer: Don Swann

(Proposal to construct a new 262 square foot, upper level, covered wood deck at the rear of an existing 1,513 square foot single family residence.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was referred from Consent on June 15, 2015.)

Actual time: 3:07 p.m.

Present: Don Swann, Designer; and Mike Gott, Owner.

Public comment opened at 3:19 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Study the location of the stairway to the deck.
- 2) Study reducing the size of the roof over the deck.
- 3) Study reducing the size of the deck to 15' x 14'.

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

SFDB-CONCEPT REVIEW (CONT.)**2. 25 CONEJO RD****A-1 Zone**

(3:30) Assessor's Parcel Number: 019-031-026
Application Number: MST2015-00262
Owner: Vanowen Holdings, LLC
Architect: Jose Luis Esparza

(Proposal to add 186 square feet of main- and lower-floor additions to an existing 6,809 square foot, two-level, single-family residence. The proposal includes reconstructing an existing 961 square foot elevated deck on the main level with an additional 587 square feet. The project includes the replacement of doors and windows of the same size in existing locations, and interior work that includes the demolition of a 370 square foot loft, new internal stairs, and remodel. The proposed total of 6,623 on a 2 acre lot in the Hillside Design District is 120% of the guideline maximum floor-to-lot area ratio (FAR) and will result in a net reduction of 184 square feet to the residence.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 15, 2015.)

Actual time: 3:44 p.m.

Present: Jose Luis Esparza, Architect.

Public comment opened at 3:48 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 one week to the Consent with comments:

- 1) Thicken the size of the column at the corner on the east and west elevation to match others.
- 2) Clarify the scuppers and downspouts.
- 3) Provide a color board.
- 4) Revise the drawing of the chimney caps.
- 5) Provide a detail of water-proofing for the deck surface.
- 6) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 236 SALIDA DEL SOL****E-3/SD-3 Zone**

(3:55) Assessor's Parcel Number: 045-122-006
Application Number: MST2015-00155
Owner: Wagner Family Trust
Architect: Blair Weymouth
Engineer: John Oeltman
Contractor: Creations By Callis, Inc.

(Proposal to construct 404 square feet of second floor additions to an existing 1,976 square foot, one-story, single-family residence with an attached two-car garage. The proposed total of 2,382 square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 74% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in the Zoning Information Report ZIR2015-00130.)

(Third Concept Review. Project Design Approval is requested. Project was last reviewed on May 18, 2015.)

Actual time: 4:01 p.m.

Present: Blair Weymouth, Architect.

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

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide sections on the plans.
- 2) Reconsider the size and spacing of the standing metal seam roof.
- 3) Provide details of the railings at the south elevation.
- 4) Study lowering the second floor plate height to 8' and provide to-scale drawings of windows underneath overhangs.
- 5) Study an alternate cut of the front door.
- 6) Study the size and location of the roof deck off the master bedroom to better conform with the addition.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 516 SEA RANCH DR****A-1/SD-3 Zone**

(4:25) Assessor's Parcel Number: 047-021-016
Application Number: MST2015-00265
Owner: Wolf Trust
Agent: James Macari

(Proposal to demolish 96 square feet and add 696 square feet to an existing one-story, 2,443 square foot, single-family residence with an attached 416 square foot, two-car garage. The project includes the addition of an attached 307 square foot one-car garage, construction of a detached, 400 square foot accessory building, enlargement of the driveway area, demolition of a 1,137 square foot deck, and construction of a new 1,529 square foot wood deck, of which 1,123 square feet will be covered. The proposed total of 4,166 square feet of development on a 1.5 acre parcel in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 79% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the portion of the parcel in the non-appealable jurisdiction of Coastal Zone.)

(Comments only; project requires Environmental Assessment.)

Actual time: 4:27 p.m.

Present: Jim Macari, Agent.

Public comment opened at 4:34 p.m.

- 1) Dan Clause requested story poles be erected concerning the roof line to define the extent of his views being impacted.

Public comment closed at 4:37 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide details of the fence around the swimming pool.
- 2) Provide a landscape plan.
- 3) Indicate the material of the driveway.
- 4) Show exterior lighting.
- 5) Study the proportions of the canopy over the front door.
- 6) The Board finds the color board acceptable.
- 7) The Board recommends that the standing metal seam roof panels to be a maximum of 12" on center.
- 8) Clarify the location of the planting walls.
- 9) Provide details of the columns.
- 10) Follow the good neighbor guidelines.
- 11) Provide site sections of the floor elevations.
- 12) Provide details of the garage door.

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

**** MEETING ADJOURNED AT 4:56 P.M. ****

CONSENT AGENDA (11:00 A.M.)

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

REVIEW AFTER FINAL**A. 1570 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-084
 Application Number: MST98-00706
 Agent: Bob Goda
 Landscape Architect: David Black
 Applicant: Oceano Investors, LLC
 Architect: Thomas Meaney

(Proposal for a new 2,525 square foot three-story residence and an attached 500 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This project includes site improvements, street access and common grading with the two adjacent parcels (APNs 035-180-058 and -085).)

(Review After Final is requested to change the chimney finish from stone cladding to smooth stucco, add a gable over the master bedroom balcony, and to remove a window below the garage.)

Review After Final as submitted.

FINAL REVIEW**B. 325 EL MONTE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-024-002
 Application Number: MST2014-00364
 Owner: Steve Tepper

(The proposal involves the replacement of the existing flat roof with a new gabled roof with dormers, for an existing, one-story, 1,563 square foot single-family residence, and an attached, 400 square foot, two-car garage. The proposed pitched roof includes approximately 528 square feet of new attic space (floor area greater than 5-feet in height). The proposal requests permitting the "as-built" approximately 180 square foot patio cover. The proposal will address violations outlined in the Zoning Information Report ZIR95-00746. The proposed total of 2,491 square feet, located on an 8,441 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 76% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 057-14.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**C. 302 PIEDMONT RD****A-1 Zone**

Assessor's Parcel Number: 055-153-007
Application Number: MST2014-00443
Owner: Nancy Dayton
Engineer: Pool Engineering, Inc.
Landscape Architect: Rob Maday

(Proposal to construct a new 900 square foot pool, spa, associated pool equipment, barbecue, outdoor bar, and retaining walls at an existing single-family residence located in the Hillside Design District. The project includes new landscaping and 200 cubic yards of grading to be exported off site.)

(Project Design Approval and Final Approval are requested. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)

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.