



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, April 18, 2016

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: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
LETICIA I. MIGUEL, 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.

ATTENDANCE:

Members present: Sweeney, Miller, Moticha, Bernstein (3:13 p.m.), James, Pierce, and Woolery.

Members absent: None.

Staff present: LaConte, Bedard, Eng and Miguel.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **April 4, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **April 4, 2016**, as submitted.
 Action: Miller/Moticha, 6/0/0. Motion carried. (Bernstein absent).

C. Consent Review.

Motion: Ratify the Consent Calendar for **April 11, 2016**. The Consent Calendar was reviewed by **Joseph Moticha** and **Denise Woolery**.
 Action: Woolery/Pierce, 6/0/0. Motion carried. (Bernstein absent).

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

1. Mr. Eng announced the following announcements:
 - a) Mr. Eng announced his last meeting staffing the Single Family Design Board will be May 2, 2016 as he will be transitioning to staff the Historic Landmarks Commission.
 - b) Mr. Eng announced that Board member Bernstein will be arriving late.

E. Subcommittee Reports: Chair Sweeney updated the Board on the planned spring tour of SFDB approved projects. Chair Sweeney will be meeting with Board member Bernstein and Mr. Eng to review the preliminary list for potential projects to visit.

FINAL REVIEW

1. 1531 SAN MIGUEL AVE E-3/S-D-3 Zone

(3:10) Assessor's Parcel Number: 045-131-031
 Application Number: MST2016-00062
 Owner: Peter Hirth Family Trust
 Applicant: Windward Engineering

(Proposal to construct a new 2,615 square foot, two-story, single-family residence with an attached 498 square foot, two-car garage. The project includes two uncovered guest parking spaces, a new driveway, new site walls, and perimeter fencing. The proposed total of 3,113 square feet of development on a 12,764 square foot vacant lot is 77% of the required maximum floor-to-lot area ratio [FAR]. The project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal review.)

(Final Approval is requested. Project must comply with Council Resolution No. 07-086. Project was last reviewed on March 7, 2016.)

Actual time: 3:08 p.m.

Present: Misael Contreras, Applicant; and Jessica Harlin, Landscape Designer.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

Motion: 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 Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines.
- 2) The landscape plan shall show the substitution of phormium "cream delight" for the agave near the rear property line

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**2. 1425 MISSION RIDGE RD****A-2 Zone**

(3:30) Assessor's Parcel Number: 019-103-023
 Application Number: MST2015-00474
 Owner: RC Steiner Living Trust
 Architect: Tom Oschner

(Proposal to demolish an existing 3,900 square foot, one-story, single-family residence and garage and construct a new two level single family residence comprising a 4,390 square foot main level, a 3,660 square foot basement, a 550 square foot attached two-car garage, a 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, a terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,784 square feet [of which 7,960 square feet applies to the FAR] is 145% of the guideline maximum floor-to-lot area ratio [FAR]. The proposal requires a determination of Substantial Conformance with Staff Hearing Officer Resolution #082-008 approved on October 22, 2008. The project includes Staff Hearing Officer review for zoning modifications to allow the cumulative garage space to exceed 750 square feet and for an accessory structure to be located in the remaining front yard. This project will address a violation in Zoning Information Report ZIR2015-0057.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 004-16. Project was last reviewed on April 4, 2016.)

Actual time: 3:22 p.m.

Present: Tom Oschner, Architect; Robert Fowler Landscape Architect; and Russell Steiner, Owner; and JoAnne LaConte, Assistant Planner.

Public comment opened at 3:41 p.m. As no one wished to speak, public comment was closed.

Letters and emails in support were acknowledged and received from Mitchell Gravo, Dennis and Diane Kimbrough, Alex and Laurie Weathers, neighbors.

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 Full Board with comments:

- 1) Study the exterior lighting for dark sky compliance
- 2) Study the windows on the south elevation off of the kitchen and master bedroom and consider a different type of configuration.
- 3) Study the application of the corbels on the columns in front of the kitchen.
- 4) The Board supports the high FAR because the large parcel size can sufficiently support a larger FAR, and the project is in a neighborhood context of large estate homes.
- 5) The style of architecture is appropriate for the context and texture of the neighborhood.
- 6) Study the balcony windows on the south elevation.
- 7) The Board finds the view corridor from Franceschi Park to the ocean preserved.
- 8) Show oak tree compliance with a 3:1 replacement ratio.
- 9) The approval is contingent upon staff approval of a Substantial Conformance Determination for Staff Hearing Officer Resolution No. 004-16.

Action: Miller/Moticha, 6/0/0. Motion carried. (Bernstein abstained).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 288 CANON DR****E-2/SD-2 Zone**

(3:55) Assessor's Parcel Number: 053-142-010
 Application Number: MST2015-00549
 Owner: Wayne and Elizabeth Labrie
 Architect: Wayne Labrie

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet [of which 1,594 square feet is in a new basement and will receive a 50% FAR credit] on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within one interior setback, and for a solar access modification.)

(Second Concept Review. Comments only; project requires Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on April 4, 2016.)

Actual time: 4:14 p.m.

Present: Wayne Labrie, Architect and Owner.

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

Motion: Continued two weeks to Full Board with comments:

- 1) Simplify the roof forms and study reducing the bulk; consider reducing the roof and turning house to face the sun and street.
- 2) Study the siding of the house as it appears too horizontal; consider adding stucco some areas.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1409 SHORELINE DR****E-3/SD-3 Zone**

(4:25) Assessor's Parcel Number: 045-185-018
 Application Number: MST2016-00117
 Owner: The Mishpaha Group, LLC
 Applicant: Trish Allen
 Landscape Architect: Courtney Jane Miller

(Proposal for site improvements at an existing single-family residence. The project comprises the following: removal of an unpermitted deck at the bluff, replacement of a portion of an impervious concrete driveway with permeable pavers, and construction of a 42" tall wood fence, 18" tall site wall, new barbecue counter, landscaping alterations, a new rear yard deck, and flagstone and gravel seating areas. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

(Comments only; project requires an environmental assessment and Planning Commission Review for a Coastal Development Permit.)

Actual time: 4:49 p.m.

Present: Trish Allen, Applicant; Courtney Jane Miller, Landscape Architect; and Katie Klein, Landscape Designer

Public comment opened at 5:06 p.m. As no one wished to speak, public comment was closed.

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

- 1) If the client chooses to modify the existing trellises that are seaward of the home, the Board encourages the applicant to return to Full Board for review before proceeding to the Planning Commission. If client chooses not to alter the trellises, the Board finds it acceptable for applicant to proceed to Planning Commission.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.

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

**** MEETING ADJOURNED AT 5:22 P.M. ****