



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 22, 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
 DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATIE MAMULSKI, Planning Technician
 KATHLEEN GOO, 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, and Woolery.
Members absent: Moticha.
Staff present: Limón (present until 4:24 p.m.), Mamulski, and Goo.

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 **August 8, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **August 8, 2016**, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **August 15, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

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

Motion: Ratify the Consent Calendar for **August 22, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

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

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

1. Ms. Mamulski announced that Board member Moticha would be absent from the meeting.

2. Chair Sweeney announced the public meeting of the New Zoning Ordinance (NZO) Joint Committee held on Monday, August 29, 2016, from 9:00 a.m. to 12:30 p.m., in the Louise Lowry Davis Center (Lu Gilbert Room) at 1232 De la Vina Street, to review this *Module 3: Administration, Parking, and Temporary Uses* addresses administrative procedures, criteria and required findings of the discretionary review authorities, updates to definitions, and a new section on rules of measurement. Module 3 also includes parking regulations, which were originally programmed for Module 2: Development Standards. An agenda will be made available the week prior to the August 29th meeting.

E. Subcommittee Reports: No subcommittee reports were made at this time.

FINAL REVIEW

1. 1534 LA CORONILLA DR

E-1 Zone

(3:20) Assessor's Parcel Number: 035-301-008
 Application Number: MST2015-00373
 Owner: Elk Trust
 Architect: Pacific Architects, Inc.

(Proposal to demolish an existing 2,967 square foot, one-story single-family residence with an attached two-car garage and construct a new 3,919 square foot, two-story single-family residence with a 217 square foot, partially enclosed lanai, and a 498 square foot, attached two-car garage. The project includes new landscaping, hardscape, and an in-ground spa. The proposed total of 4,417 square feet of development on an 18,282 square foot lot in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Actual time: 3:06 p.m.

Present: Jarrett Gorin, Architect; and Sam Maphis, Landscape Architect, Landscape Architect.

Public comment opened at 3:21 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with conditions:

- 1) The Board had positive comments regarding the project's consistency and appearance is appropriate for the scenic character of the neighborhood; neighborhood compatibility in size, bulk, and scale is appropriate; quality of architecture and materials of the buildings are appropriate to the natural appearance; and follows good neighbor guidelines.
- 2) On plan Sheet A-1.1, Applicant to correct and clarify the sewer easement and correct the spa location.
- 3) Reconsider the proposed invasive Mexican Feather grass species in the planter below the patio and along the rear of the property.

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

CONCEPT REVIEW - NEW ITEM**2. 1530 SHORELINE DR****E-3/SD-3 Zone**

(3:40) Assessor's Parcel Number: 045-181-023
 Application Number: MST2016-00356
 Owner: Jeffrey Swain
 Designer: Kate Svensson

(Proposal for a extension of the existing balcony from 8'-6" to 17'-0" and the replacement of existing double sliders on the second floor balcony with five panel bi-fold doors. Also proposed are new entry porch posts, extended entry porch slab, a new window and french door at the front façade. This project is located in the Non Appealable Jurisdiction of the Coastal Zone.)

(Action may be taken if sufficient information is proposed; Project requires Coastal Review)

Actual time: 3:28 p.m.

Present: Kate Svensson, Designer; and Jeffrey Swain, Owner.

Public comment opened at 3:37 p.m. As no one wished to speak, public comment was closed.

The Applicant presented public correspondence from one of the adjacent neighbors stating that they had no objections to the proposed project, and stated the other adjacent neighbor was frequently absent or traveling.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board finds the deck size from the property line to be acceptable at less than the proposed 17 feet for only up to 15 feet in size to be more in proportion with the neighborhood and house, and also help preserve the privacy of adjacent neighbors.
- 2) The proposed materials and color board are acceptable.
- 3) The general façade treatment with the proposed hardyboard is acceptable.
- 4) The proposed bi-fold doors are acceptable.
- 5) Provide a landscape plan with call-outs for sizes and quantity of plant species for the front yard that would help soften the appearance of the new deck and at both side yards.
- 6) Provide an acceptable landscape substitute for the proposed bamboo plantings.

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

CONCEPT REVIEW - NEW ITEM**3. 265 CONEJO RD****A-1 Zone****(4:10)**

Assessor's Parcel Number: 019-041-008
 Application Number: MST2016-00350
 Owner: Robert M Light 2002 Trust U/D/T
 Applicant: Kris Kirkelie

(This is a revised project. Proposal to construct a 2,105 square foot, one-story, single-family residence and an attached 382 square foot two-car carport. The prior residence was destroyed in the Tea Fire. Two prior projects (MST2009-00183 and MST2013-00351) was previously approved. The proposal includes a 156 square foot, detached, accessory building, a 857 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,643 square feet on a 102,366 square foot lot located in the Hillside Design District is 45% of the guideline maximum floor-to-lot-area ratio (FAR). The proposal received includes Staff Hearing Officer approval for requested zoning modifications on MST2013-00351.)

(Action may be taken if sufficient information is provided; Project must comply with Tier 3 SWMP requirements and Staff Hearing Officer Resolution No. 066-13.)

Actual time: 3:56 p.m.

Present: Kris Kirkelie, Applicant.

Public comment opened at 4:08 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 Full Board with comments:

- 1) The Board finds the proposed revisions acceptable for the project.
- 2) The Board finds the proposed roof deck is acceptable because the proposed 45% of the guideline maximum floor-to-lot-area ratio (FAR) is compatible with the architecture, lot size, neighborhood, and does not have any privacy impacts.
- 3) The Board reconfirmed the previously discussed and approved 156 square foot detached accessory building.
- 4) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and follows good neighbor guidelines.
- 5) Provide compliance with Tier 3 Storm Water Management Plan (SWMP) requirements prior review for Final Approval at Consent Review.
- 6) Provide a landscape plan with any revisions.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FOR 10 MINUTES AT 4:24 P.M., AND RECONVENED AT 4:34 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 242 LAS ALTURAS RD****E-1 Zone**

(4:50) Assessor's Parcel Number: 019-320-025
Application Number: MST2016-00315
Owner: Robert McGlashan
Agent: Robert Irvine

(Proposal to remodel 1,619 square feet of the existing 3,797 square foot one-story house, demolish 16 square feet of the existing house and add 518 square feet to the residence. Also proposed is a re-roof, a new 420 square foot attached two-car garage to replace the existing non-conforming carport, which would encroach into the front setback and a new pool deck with landscaping. The proposed total of 4,719 square feet on a 34,290 square foot lot located in the Hillside Design District is 98% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer Review is requested to allow the new garage in the required front setback.)

(Comments Only; Project requires Staff Hearing Officer review.)

Actual time: 4:34 p.m.

Present: Don Forte and Robert Irvine, Architects for Studio William Hefner; and Robert & Janet McGlashan, Owners.

Public comment opened at 4:44 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the style of the proposed architecture; however, the Board would prefer to review aesthetic elevation renderings rather than technical elevation renderings. Applicant to return with more aesthetic elevation renderings.
- 2) Restudy the proportions and the slope of the shed roof near the master bedroom.
- 3) The Board finds the proposed garage location acceptable.
- 4) Provide a more developed landscape plan, including erosion control and site drainage measures along Las Alturas Road.
- 5) Study to reduce the square footage of the proposed 98% of the guideline maximum floor-to-lot area ratio (FAR).

Action: Miller/Woolery, 3/2/0. Motion carried. (Sweeney/Bernstein opposed, Moticha absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2517 SELROSE LN****E-3/SD-3 Zone****(5:20)**

Assessor's Parcel Number: 041-361-035
Application Number: MST2016-00337
Owner: Abigail Ziv
Architect: Thomas Oschner, AIA Architect

(Proposal to demolish 32 square feet of the existing garage, to construct a 657 square foot one-story addition, a 567 square foot second floor addition, a new 500 square foot detached accessory structure, a new pool with pool equipment and associated grading, and an interior remodel to an existing 1,187 square foot single-family dwelling with an attached 480 square foot garage. The proposed total of 4,093 square feet is 97% of the maximum allowable floor to-lot-area ratio. The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer Review is requested to allow conforming additions to the dwelling in the required front and interior setbacks.)

(Comments Only; Project requires Staff Hearing Officer and Coastal Review.)

Actual time: 5:13 p.m.

Present: Thomas Oschner, Architect; and Brian Brodersen, Landscape Architect.

Public comment opened at 5:28 p.m.

- 1) Alan Aleksander for Joseph Aleksander adjacent neighbor, opposition; spoke of concerns regarding the size, slope, and looming aspect of the proposed plan, existing quiet neighborhood compatibility, and privacy issues.
- 2) Steve Hanson, opposition; spoke of concerns regarding the proposed large square footage, the looming aspect of the proposed project for a quiet neighborhood, and the impact and scale of the proposed pool.
- 3) Jenny Slaughter, opposition; spoke of concerns regarding westerly privacy concerns and neighborhood compatibility.
- 4) William Hawkworth, opposition; spoke of concerns regarding proposed modification into the setback, fence, and water infiltration.

Public comment closed at 5:40 p.m.

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

- 1) The Board appreciates the quality and style of the proposed architecture.
- 2) The Board finds the proposed modifications to allow conforming additions to the dwelling in the required front and interior setbacks to be aesthetically appropriate and do not pose consistency issues with Single Family Residence Design Guidelines.
- 3) The Board would like to see a reduction from the proposed 97% maximum allowable floor to-lot-area ratio (FAR) to an 85% maximum allowable FAR to be more compatible with the neighborhood.
- 4) Restudy the north large concrete area to be more compatible with Tier 3 Storm Water Management Practice (SWMP) requirements.
- 5) Restudy the proposed pavilion roof slope.

Action: Miller/James, 5/0/0. Motion carried. (Moticha absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 920 MISSION RIDGE RD****A-1 Zone****(5:50)**

Assessor's Parcel Number: 019-032-012
 Application Number: MST2016-00333
 Owner: Bob and Kim Gatof
 Architect: Ferguson-Ettinger Architects

(Proposal for minor exterior alterations to the existing two-story single-family residence including a new 662 square foot attached one-story addition, a new 500 square foot detached accessory building, replaced decks and new decks at master bedroom and accessory building. Also proposed is a new pool that will require 250 cubic yards of cut and 10 cubic yards of fill. The proposed total of 3,494 square feet on a 47,138 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 6:07 p.m.

Present: Brett Ettinger, Architect.

Public comment opened at 6:18 p.m.

- 1) Henri Van Hirtum, opposition; spoke of concerns regarding inappropriate water use in a drought for the proposed pool, safety, and neighborhood compatibility.
- 2) C. Edison Armi, opposition; spoke of concerns regarding size, scale, and neighborhood compatibility.
- 3) Michael Iselin, opposition; spoke of concerns regarding the location of the proposed pool, A/C unit noise, and neighborhood compatibility.

Public comment closed at 6:28 p.m.

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 Full Board with comments:

- 1) The Board had positive comments regarding the project's architecture in consistency and appearance with the scenic character of the neighborhood, neighborhood compatibility in size, bulk and scale, and quality of architecture and materials.
- 2) Restudy to relocate the proposed A/C unit and test for decibel levels. Study new and quieter units on the market.
- 3) Restudy the location of the pool equipment for neighborhood compatibility and good neighbor guidelines.

Action: Woolery/James, 4/1/0. Motion carried. (Sweeney opposed for the inappropriate fence location on safety issues, Moticha absent).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:45 P.M. ****