



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 5, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: GLEN DEISLER, CHAIR - PRESENT
 DENISE WOOLERY, VICE-CHAIR - PRESENT
 BERNI BERNSTEIN - PRESENT
 BRIAN MILLER - PRESENT
 FRED SWEENEY - PRESENT
 JIM ZIMMERMAN - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT
PLANNING COMMISSION LIAISON: MICHAEL JORDAN - ABSENT

STAFF: JAIME LIMÓN, Design Review Supervisor - ABSENT
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary - PRESENT

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/sfdb and then clicking on the *Meeting Video* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein, Miller, Sweeney, and Zimmerman.
Members absent: None.

Staff present: Bedard and Goo.

GENERAL BUSINESS:

- A. Public Comment: No public comment.
- B. Approval of the minutes of the Single Family Design Board meeting of November 21, 2011.
 - Motion: Approval of the minutes of the Single Family Design Board meeting of November 21, 2011, as amended.
 - Action: Sweeney/Zimmerman, 4/0/2. Motion carried. (Bernstein/Deisler abstained).
- C. Consent Calendar.
 - Motion: Ratify the Consent Calendar for November 28, 2011. The Consent Calendar was reviewed by Fred Sweeney.
 - Action: Sweeney/Woolery, 5/0/1. Motion carried. (Bernstein abstained from Item B, 652 E. Valerio St.).

Motion: Ratify the Consent Calendar for December 5, 2011. The Consent Calendar was reviewed by Jim Zimmerman and Denise Woolery.

Action: Woolery/Zimmerman, 5/0/1. Motion carried. (Deisler abstained from Item A, 937 Cima Linda Lane).

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

Ms. Bedard took a poll of members who would be able to attend the Tuesday, January 3, 2011, Full Board meeting just after the New Year's Holiday. Poll results: All members available.

E. Subcommittee Reports: No subcommittee reports.

FINAL REVIEW

1. 912 MEDIO RD

E-1 Zone

Assessor's Parcel Number: 029-262-002

Application Number: MST2011-00244

Owner: David Edward Duron, Trustee

Architect: Bob Easton

(Proposal to construct a new 285 square foot one-story master bedroom and kitchen addition, a new 376 square foot deck, and an interior remodel to an existing 985 square foot one-story single-family residence with an attached 212 square foot one-car garage. The proposal will result in a one-story 1,482 square foot single-family residence on a 13,334 square foot lot located in the Hillside Design District.)

(Final Approval is requested. The project received Project Design Approval on October 24, 2011. The project was last reviewed at Consent on November 21, 2011.)

(3:15)

Present: Bob Easton, Architect; and Bernie Knapp, Associate.

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following comment and condition:

1) The Board finds the deck and screening to be consistent and compatible with the Guidelines.

2) Include the colors and materials specifications on the plans.

Action: Miller/Sweeney, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**2. 2465 CALLE ALMONTE****E-1 Zone**

Assessor's Parcel Number: 041-411-019

Application Number: MST2011-00433

Architect: Bryan Pollard

Owner: Gary and Elizabeth Mayer

(Proposal to construct 283 square feet of one-story additions on the lower level of an existing 3,226 square foot two-story single-family residence, including an attached three-car garage. The proposal includes exterior facade alterations to windows and doors, remove wood siding on second floor and replace with stucco, remove existing eaves, add a new covered entry element, and 19 cubic yards of grading. The proposed total of 3,509 square feet, on a 10,454 square foot lot in the Hillside Design District, is 93% of the maximum required floor-to-lot area ratio (FAR).)

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

(3:40)

Present: Bryan Pollard, Architect.

Public comment opened at 3:54 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 and Hillside Design District and Sloped Lot findings have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent with additional findings and comments:

- 1) The Board found the proposed square footage and FAR acceptable, given the proposed addition is a small one-story addition, not publicly visible, and does not impact the overall size, bulk, and scale, and positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) Consider an alternative to the stucco band on the north (front) elevation.
- 3) Set the windows back at the front elevation for emphasis.
- 4) Provide landscaping details in the front yard.
- 5) Identify any/all existing oak trees on the plans. Provide an arborist report for any existing oak trees located within near proximity to the proposed addition.
- 6) Provide a color and materials board and include specifications on the plans.

Action: Zimmerman/Miller, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1121 WALNUT AVE****R-3 Zone**

Assessor's Parcel Number: 039-202-006
Application Number: MST2011-00409
Owner: Alamar II, LLC
Architect: Murphy & Associates Architects
Applicant: Dario Pini

(Proposal for a new 741 square foot second story addition and a 109 square foot ground floor addition to an existing one-story, 770 square foot, single-family residence. The proposal includes remodeling the existing façade, demolishing 135 square feet of the existing residence, new porches and a new 5-foot tall wood fence in the front yard. Parking will be provided by the existing detached 220 square foot one-car garage to remain and one new uncovered parking space. The proposed total of 1,705 square feet on a 6,750 square foot lot is 60% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

(Comments only; project requires Environmental Assessment.)

(4:11)

Present: Dario Pini, Applicant/owner; and Bryan Murphy, Architect.

Public comment opened at 4:18 p.m.

Alex Gomez, adjacent neighbor, had expressed concerns regarding setbacks, parking, and privacy issues.

Public comment closed at 4:20 p.m.

Motion: **Continued to the January 3, 2012 Full Board meeting with the following comments:**

- 1) The Board found the overall project size, bulk, and scale to be acceptable.
- 2) The Board found the proposed Spanish architectural style acceptable, however emphasizes that the level of detailing should be reflective of the Spanish style architecture. For example, study the overall windows and fenestrations, the eyebrow details, the wainscot detailing, the balconies (for details of support posts, railing, and doors) and study the color and materials.
- 3) The Board would prefer to see a new conforming two-car garage that is compatible with the architecture of the proposed new residence. If the existing garage is to remain then efforts should be made to improve the aesthetics and functionality of the existing non-conforming garage.
- 4) Study the wall configuration, entry element, and fencing along Walnut Avenue.
- 5) Study the front entry door and sliding glass door on the front elevation.
- 6) Show the right-of-way and edge of pavement on the plans.
- 7) Provide a landscape plan for the front of the building to the edge of the paving.

Action: Sweeney/Miller, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 909 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-015

Application Number: MST2011-00353

Owner: George and Deanna Gregg, Living Trust

(Proposal for a 566 square foot, two-story addition to an existing 2,515 two-story single-family residence. There will be no alterations to the existing 435 square foot attached garage. Grading under the building footprint of 29 cubic yards will be balanced on site. This project will result in a third story at the ground level, and the total development on site of 3,081 square feet will result in 85% floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Hillside Design District and Neighborhood Preservation Ordinance Findings and compliance with Tier 3 Storm Water Management Program (prior to granting Final Approval.)

(5:02)

Present: George and Deanna Gregg, Owners.

Public comment opened at 5:08 p.m. As no one wished to speak, public comment was closed.

An email expressing expressed concerns from John and Carolyn Strahler was acknowledged.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The Board is overall supportive of the size of the proposed addition given that is generally not publicly visible.
- 2) Revise plans to accurately account for the proposed FAR, including the exposed under story. The addition of the understory as additional floor area may be acceptable with the increase of the FAR if the architectural design can be successfully integrated into the existing architectural style and lot.
- 3) Study refinements to the architecture including articulation and fenestration elements for methods to soften the mass and bulk of the addition and to add architectural interest, suggestions discussed include:
 - a. Study stepping down the addition to integrate the addition into the hillside; and
 - b. Consider recessing the balcony into the footprint of the proposed addition.
- 4) Provide a color and materials board.
- 5) Provide a landscape plan, specifically to indicate existing and proposed landscaping around the area of the new addition.
- 6) Show the property lines and setbacks on the floor plans to clearly indicate the distance of the new decks from the property line and study methods to comply with the recommended 15-foot setback guideline.

Action: Zimmerman/Woolery, 6/0/0. Motion carried.

**** MEETING ADJOURNED AT 5:35 P.M. ****

CONSENT CALENDAR (11:00 a.m.)**REVIEW AFTER FINAL****A. 937 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-009
Application Number: MST2011-00099
Owner: Arlene Montesano Trust
Architect: Harrison Design

(Proposal for a new 412 square foot one-story accessory building at the rear of an existing three-story, 8,541 square foot, single-family residence on a 3.08 acre lot. An existing 52 square foot pool equipment storage shed is to remain. The approval of this project will involve a revision to the active building permit (BLD2007-027500) to eliminate the previously approved 220 square foot accessory structure and the glass pavilion with an outdoor fireplace, which have not been constructed. The elimination of the previous approved accessory structures is required in order to allow this proposal to proceed and not exceed the maximum cumulative 500 square foot limit for accessory structures. The proposed total of 9,005 square feet on a 3.08 acre lot is 144% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final for addition of fireplace and chimney, new bay window, changes to windows and doors, change plate height and location of ridge, interior changes to laundry room and add enclosure around the water heater.)

Final Approval of Review After Final.

CONTINUED ITEM**B. 300 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-017
Application Number: MST2011-00373
Owner: Peter and Patricia Altavilla, Living Trust
Applicant: Cesar Cruz

(Proposal to construct a 238 square foot, second-floor addition to an existing 1,679 square foot two-story residence with an attached two-car garage located on a 17,500 square foot lot in the Hillside Design District. A 236 square foot deck addition is included in the proposal. The proposed total of 2,225 square feet is 54% of the floor-to-lot area guideline (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program prior to Final Approval. Project was last reviewed on October 10, 2011.)

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 the condition that the metal frame for the deck railing shall be a dark color, and a non-reflective coating shall be used on the glass portion of the deck railing.

PROJECT DESIGN REVIEW**C. 1667 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-010
 Application Number: MST2011-00277
 Architect: Thompson Naylor Architects
 Owner: Jeffrey Howard Frank Trust

(Revised proposal to construct a new one-story 2,968 square foot single-family residence and an attached 574 square foot two-car garage located in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. A total of 274 cubic yards of grading is proposed; 178 cubic yards of cut & fill under the building footprint and 96 cubic yards of fill elsewhere on the site. The proposed total of 3,542 square feet on the 1.3 acre lot is 69% of the guideline floor-to-lot area ratio (FAR). The revised proposal involves an additional 367 square feet from the previous approved project.)

(New Project Design Approval is requested of the revised project.)

Project Design Approval and Final Approval and the finding that the Neighborhood Preservation Ordinance criteria and Hillside Design District and Sloped Lot findings have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the conditions, comments, and additional findings as follows:

- 1) A "smart control" to be provided as noted on Sheet L-1 (landscape plan).
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.

PROJECT DESIGN AND FINAL REVIEW**D. 1359 SANTA TERESITA and 1383 SANTA TERESITA DRS**

Assessor's Parcel Number: 055-141-053 and 055-141-045
 Application Number: MST2011-00283
 Applicant: Mark Lloyd
 Agent: Greg Martin
 Owner: Kenneth and Catherine Aiello, Living Trust
 Owner: Timothy and Debra Foley, Family Trust

(Proposal for slope erosion repair due to slope failure after a recent storm event. The proposal involves site work, including 3,900 cubic yards of grading to be located between two residential lots on Santa Teresita Drive (1359 & 1383), and within road and utility easements to access and serve the parcel at 1575 N. Ontare Drive.)

(Revised project to slightly increase grading amounts. A new Project Design Approval is requested. The original project received Project Design Approval on August 1, 2011.)

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria and Hillside Design District and Sloped Lot findings have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code with the following comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.
- 2) The Board found that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains, and will not cause a substantial loss of southern oak woodland habitat.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery**.