



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

TUESDAY, January 17, 2012

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 - ABSENT
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 – PRESENT FROM 5:00 TO 5:20 P. M.
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 3:02 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein, Miller, Sweeney, and Zimmerman.
Members absent: None.
Staff present: Bedard, Limón, 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 **January 3, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 3, 2012**, as submitted.

Action: Sweeney/Woolery, 4/0/1. Motion carried. (Zimmerman abstained, Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **January 9, 2012**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

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

Motion: Ratify the Consent Calendar for **January 17, 2012**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

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

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

None.

E. Subcommittee Reports: None.

FINAL REVIEW**1. 104 W JORGENSON LN****A-1 Zone**

Assessor's Parcel Number: 021-110-038

Application Number: MST2011-00104

Owner: Jason Rick

Architect: Jeff Shelton

(Proposal to construct a new two-story, 2,596 square foot single-family residence, a 248 square foot basement, and an attached 506 square foot two-car garage on an existing 3.85 acre vacant lot in the Hillside Design District. The proposal also includes a 419 square foot detached pool cabana, a new pool and spa, new pool fencing, 335 square foot loggia, 1,814 square feet of uncovered decks, 600 cubic yards of grading to be balanced onsite, and the removal of two existing oak trees. The proposed total of 3,521 square feet includes a 248 square foot basement calculation discount, and is 53% of the maximum floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 014-07 and City Council Resolution No. 07-086.)

(Final Approval is requested. Project Design Approval was granted on August 29, 2011.)

(3:07)

Present: Jeff Shelton, Architect; and Brooke Eidler, Landscape Designer; and Jason Rick, Owner.

Public comment opened at 3:23 p.m. As no one wished to speak, public comment was closed.

A letter from Jill Stein and David Unger with some concerns regarding visible parking from the street, private view concerns, and requested story poles was acknowledged.

Motion: Final Approval as submitted with the condition that the applicant is to verify with the Fire Department for compliance with the High Fire Area landscaping requirements.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

Comment for record: Tier 3 Storm Water Management Program (SWMP) requirements.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1208 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-050-011
Application Number: MST2011-00464
Owner: David Pintard
Architect: Tom Ochsner

(Proposal to construct a 387 square foot, second floor addition and remodel to an existing 969 square foot, one-story residence with an attached 230 square foot garage. The proposed project will total 1,586 square feet on a 5,663 square foot lot located in the non-appealable jurisdiction of the Coastal Zone. The proposal is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

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

(3:38)

Present: Tom Ochsner, Architect; and David Pintard, Owner.

Public comment opened at 3:47 p.m.

Barbara Booth, adjacent property owner, expressed concerns regarding privacy and loss of natural sunlight issues regarding the proposed second story master suite balcony.

Public comment closed at 3:49 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 consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) Provide all details and materials on the plans and on a color and materials board, including the proposed glass railing, and garage door details (suggestions to consider pre-fabricated materials for the garage).
- 3) Provide solutions for the privacy screening element to maximize privacy for the adjacent neighbors.
- 4) The Board looks forward to development of a landscape plan. Reproduce the Landscape Compliance Statement on the landscape plans.
- 5) Provide a resolution of the front entry and steps.

Action: Zimmerman/Sweeney, 5/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 433 E MICHELTORENA ST****R-3 Zone**

Assessor's Parcel Number: 027-252-027

Application Number: MST2011-00465

Owner: Matthew Bio and Matina Madrick

Architect: Blackbird Architects

(Proposal to construct a 461 square foot basement addition to an existing 960 square foot, two-story residence with a 184 square foot garage located on a separate parcel. The proposed project will total 1,420 square feet on a 2,178 square foot lot located in the Lower Riviera Special Design District. The proposal includes 23.5 cubic yards of cut and fill grading. The proposal is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications.)

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

(4:05)

Present: Matt Eastwick, Architect.

Public comment opened at 4:10 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Consent, with comments:

- 1) The Board finds the proposed modifications for parking, floor area, and exterior alterations to be aesthetically appropriate, and finds that the proposed modifications do not pose consistency issues with Single Family Residence Design Guidelines. The Board understands the existing site constraints given the small lot size.
- 2) Provide all typical details on the plans and a color and materials board cut sheet.
- 3) Study further resolution of the front entry and steps, including stairway, railings, and stone wall details for compatibility with the style of the house. Provide site sections.
- 4) Study possibility of adding additional windows.
- 5) Provide a site landscape plan, including all fences, retaining walls, and site work, and show compliance with the drought tolerant landscaping compliance. Reproduce the Landscape Compliance Statement on the landscape plans.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1482 LOU DILLON****A-2 Zone**

Assessor's Parcel Number: 015-202-048
Application Number: MST2012-00003
Owner: Terence and Angela Becerra
Architect: Eisenbeiz Design Studio

(Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 186 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.)

(Comments only; project requires Environmental Assessment and compliance with Planning Commission Resolution No. 056-03.)

(4:25)

Present: John Eisenbeiz, Architect; Sam Mathis, Landscape Architect; and Terence Becerra, Owner.

Public comment opened at 4:45 p.m.

- 1) Bruce Bartlett, (Planning Commission member and neighbor); expressed concerns regarding adherence to Conditions of Approval in Planning Commission Resolution No. 056-03, the proposed height of the project, and privacy concerns. Requested the applicant justify the requested square footage (net versus gross), and to clarify the proposed landscape plan and fencing.
- 2) Kathy Morgan, neighbor, spoke with expressed concerns regarding grading, the proposed height of the project, compatibility with the neighborhood, and potential privacy impacts.

An email of support from Al Fink, adjacent property owner, was acknowledged.

Public comment closed at 4:52 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board finds the proposed Spanish Style architecture acceptable; however, the Board requests further study of refinements to proposed architectural elements and details.
- 2) Provide site sections through the subject proposed residence, the subject site and the adjacent downhill properties (Scenic Dr.); include all site fences and retaining walls and details.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1301 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-038
Application Number: MST2012-00005
Owner: Donald McCorkell Jr.
Architect: Blackbird Architects
Engineer: Mike Gones

(Proposal to construct a new 6,221 square foot, two-story residence with an attached 725 square foot, three-car garage. The original 3,718 square foot residence was destroyed in the Tea Fire. Proposal to construct a 615 square foot addition to an existing 510 square foot second residence and to construct a new 450 square foot two-car carport for the second residence. The project includes approximately 1,886 cubic yards of cut and fill grading located outside of the building footprint. The 10.5 acre project site is located in the Hillside Design District. The proposal is 78% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for the requested Performance Standard Permit to allow an additional dwelling unit.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a Performance Standard Permit.)

(5:27)

Present: Ken Ratkey, Architect; and Don McCorkell Jr, Owner.

Public comment opened at 5:45 p.m.

Jonathan Bvoise, neighbor; spoke in support of reduced roof massing, and proposed landscape plan over what previously existing on the site prior to the Jesusita fire.

Public comment closed at 5:48 p.m.

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

- 1) A majority of the Board finds the proposed style, mass, bulk and size are acceptable.
- 2) A majority of the Board finds the proposed second unit aesthetics are acceptable.
- 3) Provide a detailed grading plan.
- 4) The Board looks forward to an integrated landscape plan; reproduce the Landscape Compliance Statement on the plans.
- 5) Provide further refinement of colors, materials, and details; provide details on the plans and a colors and materials board for the file.

Action: Sweeney/Zimmerman, 5/0/0. Motion carried. (Bernstein absent).

Board Comments: Suggest early study for potential solar panel application on the residence or on the site.

**** MEETING ADJOURNED AT 6:03 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**FINAL REVIEW****A. 1001 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-007
Application Number: MST2011-00453
Owner: Vanacore Trust
Applicant: Thomas Morrison & Associates

(Proposal for interior remodel and exterior alterations for an existing 4,274 square foot single-family residence, located on a 29,620 square foot lot in the Hillside Design District. The exterior alterations include replacing the existing vinyl windows with wood windows, addition of a new bay window, roof alterations, construction of a new attached trellis, demolition of the existing "as-built" attached storage shed and the "as-built" detached trellis, and proposed new site landscaping. The total proposed onsite grading will be less than 250 cubic yards. The proposed total of 4,274 square feet is 89% of the maximum floor-to-lot-area ratio (FAR) guideline.)

(Final Approval is requested. Project Design Approval was granted on January 9, 2012.)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009
Application Number: MST2009-00423
Owner: Taylor Tatman
Architect: Chris Dentzel
Engineer: Kevin Vandervort
Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence and 424 square foot attached two-car garage and a new 424 square foot understory addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the understory square footage and is 43% of the maximum floor-to-lot-area ratio (FAR) guideline. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of modifications.)

(Review after Final. The single-family residence has been constructed with different materials not according to approved plans and details. Proposal to change: roofing materials and gutters; siding materials and color; all windows and chimney cap. Eliminate wood trellis and stone buttress on the garage; eliminate corrugated steel fencing adjacent to garage; and eliminate false vent. Action may be taken if sufficient information is provided.)

Final Approval of Review After Final.

NEW ITEM**C. 1530 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-040
Application Number: MST2012-00008
Owner: Rasulo Family Trust
Applicant: Scott Branch
Architect: Burnell, Branch & Pester Architect

(Proposal to remove and replace an existing exterior stairway to the lower deck with a new metal stairway and to extend the new metal stairway from the lower deck to the upper deck of an existing 5,142 square foot residence with an attached 639 square foot garage on a 15,332 square foot lot located in the Hillside Design District.)

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

Project Design Approval and Final Approval as submitted 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 with the finding that Hillside Design District and Sloped Lot Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.