



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 13, 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 - PRESENT
BRIAN MILLER – PRESENT @ 3:08 P.M.
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 (UNTIL 3:47 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 3:00 p.m. by Chair Deisler.

ATTENDANCE:

Members present: Deisler, Woolery, Bernstein, Miller (present @ 3:08 p.m.), Sweeney, and Zimmerman.
Members absent: None.
Staff present: Bedard, Limón (present until 3:47 p.m.), 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 30, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **January 30, 2012**, as submitted.

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

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **February 6, 2012**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

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

Motion: Ratify the Consent Calendar for **February 13, 2012**. The Consent Calendar was reviewed by **Denise Woolery** and **Brian Miller**.

Action: Woolery/Bernstein, 5/0/0. Motion carried. (Deisler abstained from Item B, Miller absent).

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

Ms. Bedard announced that Board member Miller would be arriving later to the meeting.

E. Subcommittee Reports: None.

REVIEW AFTER FINAL**1. 1466 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-022-031

Application Number: MST2006-00145

Owner: John and Kathy Cook

Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Continued from Consent Review on February 6, 2012. Review After Final for proposed addition of two sliding glass doors to the north openings of the lanai; addition of a new metal stairway to the west side of the deck above the lanai; omit the previously proposed steps on the east side of the lanai, the existing concrete ramp/walkway will remain; and changes to the landscaping to remove two of the three proposed 24-inch "Brisbane Box" trees at the east side of the concrete ramp/walkway.)

(3:08)

Present: Architect; Don Swann, Designer; and Kathy Cook, Owner.

Public comment opened at 3:15 p.m.

- 1) Scot McCosker, opposition; expressed concerns on the proposed size, bulk, and scale of the proposed project; requested north and east landscape screening for the accessory building; opposed the bathroom in the accessory building, requested a construction site engineer to oversee concrete and soil testing, drainage, landscaping, etc.

A letter from Paula Westbury with expressed concerns was acknowledged.

Public comment closed at 3:17 p.m.

Mr. Limon clarified that landscape screening and privacy issues have been a previous and continuing issue between the two adjacent neighboring properties.

Motion: Final Approval of the Review After Final with conditions:

- 1) The Board found acceptable the proposed architectural changes including the sliding glass doors, stairway, and existing ramp.
- 2) The original landscape plan, as approved on July 26, 2010, shall be maintained.

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

The ten-day appeal period was announced.

FINAL REVIEW

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) guideline.)

(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval. The project received Project Design Approval on January 17, 2012.)

(3:47)

Present: Tom Ochsner, Architect.

Public comment opened at 3:57 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

Motion: Final Approval with conditions:

- 1) The proposed stainless steel element for the top of the glass railing, the one chimney flue, and the two chimney caps are to be an appropriate color to match the "cladding" or protective shell of the windows and doors.
- 2) The proposed landscape plan is acceptable including the new low front wall at the sidewalk.

Action: Sweeney/Zimmerman, 5/1/0. Motion carried. (Woolery opposed).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 457 N HOPE AVE****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-012
Application Number: MST2006-00564
Owner: Giardini Di Cipriani, LLC
Architect: Trudi Carey

(Proposal to create 9 lots for future development of single-family residences on a 2.92 acre vacant lot currently in the County of Santa Barbara. Due to the utilities being serviced by the City of Santa Barbara and the property being located within the City's sphere of influence, it will be required to be annexed. Because of the annexation, the project will include a General Plan Amendment and a Rezone. A new public road along the northern lot line will provide access to the parcels. No development of the individual lots is proposed with the subdivision.)

(Project Design and Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 020-11. The project was last reviewed by SFDB on October 11, 2010.)

(4:12)

Present: Trudi Carey, Architect; Britt Jewitt, Architect; Julio Veyna, Landscape Architect; and Pete Lawson, Associate Planner.

Board member Woolery read into the record the December 6, 2011, Planning Commission direction and comments from PC Resolution No. 020-11.

Public comment opened at 4:26 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

Pete Lawson, Associate Planner, clarified for the Board the Planning Commission comments and approval.

Motion: 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, including grading findings, as follows:

- 1) The Board made the grading findings 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.
- 2) The Board made the grading finding that the proposed grading will not cause a substantial loss of southern oak woodland habitat.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 2417 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-014
Application Number: MST2011-00268
Owner: Delson Family Trust
Architect: William Demmary & Associates
Agent: Sid Goldstien

(Proposal for alterations and additions to an existing 2,030 square foot, one-story, single-family residence and a detached 366 square foot garage on a 32,194 square foot lot located in the Hillside Design District. The proposal includes a total of 334 square feet of one-story additions to the residence and alterations and additions to the existing garage to result in a new 487 square foot attached two-car garage. The proposed total of 2,851 square feet is 59% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for a Coastal Development Permit.)

(Project requires compliance with Staff Hearing Officer Resolution No. 03-12. The project was last reviewed on August 15, 2011.)

(4:44)

Present: Sid Goldstien, Agent; William Demmary, Designer; and Roland Graham, Landscape Architect.

Public comment opened at 5:01 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

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 Consent with comments:

- 1) The Board had positive comments regarding the project's quality of architecture and materials, consistency and general appearance, neighborhood compatibility, and landscape plan.
- 2) Provide additional (aesthetic) detail sheets and a color and materials board to include specifications of doors, windows, dormers sections, fireplace, chimney caps, front entry, fence, and other exterior details.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**5. 909 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-015

Application Number: MST2011-00353

Owner: George and Deanna Gregg, Living Trust

(Revised proposal for 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The original proposal included a 519 square foot addition at the rear which resulted in an uninhabitable understory area below the addition. This revised proposal now includes the understory as an additional 480 square feet of habitable square footage, thus resulting in the total proposed 999 square feet of one- and two-story additions. A total of 29 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 97% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission review for a requested floor area modification.)

(Second Concept Review. Comments only; project requires Planning Commission review for a floor area modification. The project was last reviewed by the SFDB on December 5, 2011.)

(5:17)

Present: George Gregg, Owner.

Discussion held.

A majority of the Board found the proposed floor-to-lot area ratio generally acceptable with further design articulation.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1291 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-037

Application Number: MST2012-00030

Owner: Donald L. McCorkell Jr.

Architect: Blackbird Architects

(Proposal to construct a new 2,499 square foot, one-story, single-family residence and an attached 635 square foot two-car garage located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Concept Review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 SWMP prior to Final Approval.)

(5:46)

Present: Adam Sharkey, Architect; and Joe McCorkell, Owner.

Public comment opened at 5:50 p.m. As no one wished to speak, public comment was closed.

A letter from Paula Westbury with expressed concerns was acknowledged.

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, the Hillside Design District and Grading Findings have been met as stated in subsection 22.69.050.B 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 quality of architecture, consistency and appearance, and neighborhood compatibility.
- 2) The Board made the grading findings 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. The Board found the amount of grading acceptable for the size of the lot.
- 3) The Board made the grading finding that the proposed grading will not cause a substantial loss of southern oak woodland habitat.
- 4) Provide further details, including a materials board, a grading plan, and a landscape plan, clearly identify all existing and proposed tree and any trees proposed for removal.
- 5) Provide compliance with Tier 3 Storm Water Management Program (SWMP) requirements prior to returning for Final Review.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:04 P.M. ****

CONSENT CALENDAR (11:00 a.m.):

REVIEW AFTER FINAL

A. 1724 MIRA VISTA AVE

E-1 Zone

Assessor's Parcel Number: 019-090-039
 Application Number: MST2011-00271
 Owner: Tod and Susan Black
 Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations listed in ZIR2011-00017.)

(Review After Final for revised site and pool fencing materials, heights, and locations.)

Final Approval of Review After Final.

REVIEW AFTER FINAL**B. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016
 Application Number: MST2011-00151
 Owner: 2547 Medcliff, LLC
 Architect: Harrison Design
 Agent: Suzanne Elledge, Planning and Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. Project includes Planning Commission Approval for a Coastal Development Permit (Planning Commission Resolution No. 015-11).)

(Review After Final for changes to exterior of residence and changes to: site wall, entry gate, landscape, hardscape, outdoor shower, swimming pool and outdoor fireplace.)

Final Approval of Review After Final with the condition for the applicant to remove the downlight fixtures (2) on the front gate columns on Sheet E-100.

CONTINUED ITEM**C. 1656 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-072-010
 Application Number: MST2012-00015
 Owner: Jeffrey Frank
 Architect: Robert Pester

(Proposal to demolish existing second floor, 12 square foot wrought iron balcony and replace with a new 199 square foot heavy timber wood frame balcony, and construct a new detached 103 square foot pool equipment shed. The existing two-story 3,693 square foot residence with a 726 square foot detached garage is located on a one acre lot located in the Hillside Design District.)

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

Project Design Approval and Final Approval (including the added rain garden) with the finding that the Neighborhood Preservation Ordinance criteria have been met and with the finding that Hillside Design District findings have been met, as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

NEW ITEM**D. 2626 CALLE REAL****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-351-007
Application Number: MST2012-00043
Owner: JG Cooper Real Estate Management, LLC
Architect: J. Michael Holliday

(Proposal for alterations to an existing one-story, 1639 square foot duplex with an attached 427 square foot garage located on a 4,944 square foot lot in a single-family zoning district. The proposal includes a re-roof, painting, lighting, replacement of existing windows and doors, and two additional small windows at the rear of the building and partial interior remodel. No additional floor area is proposed. The total of 2,066 square feet is 85% of the maximum floor-to-area ratio (FAR) guideline.)

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

Continued indefinitely to Consent with the comment to provide a window sample.

NEW ITEM**E. 1634 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-014
Application Number: MST2012-00047
Architect: Steve Hausz
Owner: Harry Herbert

(Proposal for minor site and façade alterations on a 17,672 square foot parcel currently developed with an existing two-story 3,522 square foot single-family residence, including an attached 478 square foot two-car garage located in the Hillside Design District. Alterations to the residence involve replacement of windows and doors, the addition of new windows, alterations to an existing balcony and reconfiguration of the existing patio stairs. Site alterations include replacing the existing concrete driveway with new concrete interlocking pavers, a reduction of driveway surface and increase of planted surface area, remodel and approximately 200 square foot expansion to the existing patio, the replacement of an existing spa in the same location, new site fencing, walls, and driveway pillars.)

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

Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met, and with the finding that Hillside Design District findings have been met, as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to Consent for Final Review with the comment that applicant is to provide a color board, details for the staircase, and the project must comply with Stormwater Management Plan (SWMP) requirements.

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