



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 2, 2012

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Vice-Chair* (Consent Calendar Representative)
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Representative)
FRED SWEENEY
LISA JAMES
JAIME PIERCE
JIM ZIMMERMAN (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO - ABSENT

PLANNING COMMISSION LIAISON: ADDISON THOMPSON - ABSENT

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA – ABSENT

STAFF:

JAIME LIMÓN, Design Review Supervisor - ABSENT
MICHELLE BEDARD, Planning Technician - PRESENT
GLORIA SHAFER, Alternate 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 3:09 p.m. by Vice-Chair Woolery.

ATTENDANCE:

Members present: Woolery, Bernstein, Miller, and Sweeney.

Members absent: Zimmerman, James, and Pierce.

Staff present: Bedard, Limón (left at 3:16), and Shafer.

GENERAL BUSINESS:

A. Public Comment: No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **June 18, 2012**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **June 18, 2012**, as submitted.

Action: Bernstein/Miller, 3/0/1. Motion carried. Sweeney abstained, James/Pierce/Zimmerman absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **June 25, 2012**. The Consent Calendar was reviewed by **Jim Zimmerman**.

Action: Miller/Sweeney, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).

Motion: Ratify the Consent Calendar for **July 2, 2012**. The Consent Calendar was reviewed by **Brian Miller** and **Denise Woolery**.

Action: Sweeney/Miller, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).

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

1. There were no changes to the agenda.

2. Ms Bedard announced the appointments of Lisa James and Jaime Pierce to the Single Family Design Board. They will attend the July 16, 2012 meeting.

E. Subcommittee Reports. There were no subcommittee reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 734 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-104-005

Application Number: MST2012-00241

Owner: Graciela Carrasco-Montgomery, Living Trust

Architect: Craig Burdick

Engineer: Paul Spieler Engineers

(Proposal for alterations and additions to an existing one-story, 2,230 square foot, single-family residence with an attached 518 square foot two-car garage, located on a 1.36 acre lot in the Hillside Design District and in the Coastal Zone. The proposal includes construction of a new 255 square foot one-story, a new 265 square foot second-story addition, the conversion of 167 square feet of the existing 518 square foot two-car garage into habitable space, and the construction of a new 250 square foot carport. A total of 920 square feet of new decks are also proposed. The proposed total of 3,518 square feet is 68% of the guideline floor-to-lot area ratio (FAR).)

(Concept Review. Comments only. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

(3:16)

Present: Craig Burdick and Hannah Burdick, Studio 1030 Architects.

Public comment opened at 3:29 p.m.

- 1) Bob Swanson, Campanil Hills HOA, spoke in support and requested that parking be kept to one side of the street or on site during construction.
- 2) Frances Kennett, opposition; spoke of concerns regarding the "apparent height" and possible loss of private ocean views; explained that neighbor has agreed to the removal or trimming of an existing pine tree to provide ocean views.

Letters of concern from Frances Kennett and Paula Westbury were acknowledged.

Public comment closed at 3:33 p.m.

Staff comments: Ms. Bedard explained the required plan check corrections.

Motion: Continued indefinitely to the Full Board with comments:

- 1) Overall, the design approach is acceptable and compatible with the neighborhood.
- 2) Provide a color and materials board, including the window system color.
- 3) Some board members encouraged the green roof, but advised the applicant to review with the Fire Department.
- 4) Provide a preliminary landscape plan for the area immediately surrounding the house. Specify on the plans whether the discussed pine tree will either be removed or trimmed and, based on location of the existing tree, please review with Staff to determine if the tree is within Parks and Recreation jurisdiction.
- 5) Provide details for the new balconies and their support systems, the roof fascia, and the new deck off the second floor addition.
- 6) Provide evidence of Tier 3 Storm Water Management Program (SWMP) compliance.

Action: Sweeney/Bernstein, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).

Mr. Sweeney requested Staff recommendations for parking during construction when the item returns.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 136 SAN RAFAEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-194-014

Application Number: MST2012-00213

Owner: Mairid Svensson Revocable Trust

Designer: Robert Paul Design

(Proposal for a façade and interior remodel, and a 108 square foot first-story addition to an existing two-story 1,877 square foot single-family residence, and a 365 square foot attached two-car garage located on a 6,100 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The proposal includes replacement of exterior siding, new roofing material, replacement of doors and windows, adding a new roof over the existing second-floor deck, a new ground level deck and site landscaping. The proposed total of 2,332 square feet is 86% of the maximum required floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a requested zoning modification.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on June 4, 2012.)

(4:02)

Present: Robert Foley, Architect; and Nick Svensson, Owner.

Staff comments: Ms. Bedard explained that a property survey was prepared determining that the front portion of the residence is existing legal nonconforming and encroaches into the required front yard setback, and therefore a zoning modification is requested for the proposed alterations.

Public comment opened at 4:11 p.m. As no one wished to speak, public comment was closed.

Motion: **Continued three weeks to the Staff Hearing Officer and return to Full Board with comments:**

- 1) Carried forward prior comments #2 through #11 from the June 4, 2012 minutes:
 2. Provide finish materials and details of the front terrace.
 3. Provide a landscape plan, including planting details around the front terrace.
 4. On the south elevation, study breaking up the vertical plane with a horizontal element.
 5. Study design alterations to minimize the overall massing of the proposed roof element above the existing roof deck; suggestions included to consider a horizontal element and appropriate post/columns to support the roof element.
 6. Specify all proposed improvements at the existing roof deck, including the counter top location, configuration, and details.
 7. Provide details of the chimney cap.
 8. Provide locations and details of all proposed windows, and provide a solution if the round window on west elevation is to be eliminated.
 9. Provide complete architectural drawings of all elevations (rather than renderings); Provide a complete site plan, indicating all site improvements.
 10. Provide photographs taken from the existing deck looking down into the adjacent yards.
 11. Provide a sample of the proposed wall material in lieu of stucco.
- 2) Study a new design solution, including study of the proposed style and materials, for the proposed roof cover at the existing roof deck above the garage.
- 3) Provide specific elevation configuration, details, colors, and materials for the front elevation, including the siding materials.
- 4) Provide a revised landscape plan eliminating the invasive grass.
- 5) The Board finds the proposed zoning modification does not pose aesthetic consistency issues with the Single Family Design Guidelines; however, the Board looks forward to further refinement of the architectural style, materials, and details.

Action: Bernstein/Sweeney, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 1642 CALLE CANON

A-2 Zone

Assessor's Parcel Number: 041-140-008
 Application Number: MST2012-00205
 Owner: Charles Mugler
 Architects: Garcia Architects

(Proposal to construct a new split level 1,812 square foot residence with an attached 568 square foot garage, a 312 square foot workshop and a 922 square foot basement located on an approximately 5.9 acre lot in the Hillside Design District. The proposal includes a new detached 1,291 square foot two story two-car garage/barn. Two single-family residences and an accessory structure currently exist on the project site. The proposed total of 4,444 square feet of new construction in addition to the existing 2,121 square feet of the existing residences is 85% of the guideline floor-to-lot-area ratio (FAR). The project requires Staff Hearing Officer review for a Performance Standard Permit for three single-family residences on one lot. The project will address violations in ENF2012-00027.)

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

(4:36)

Present: Gil Garcia, Architect; and Charles Mugler, Owner.

Public comment opened at 4:48 p.m.

A letter received in support of the project from Otto and Martha Englemann was acknowledged.

Public comment closed at 4:49 p.m.

Staff comments: Ms. Bedard reiterated that the parcel is two separate assessor's parcels recognized as one legal lot, and the modification is for a performance standard permit to add an additional residential unit.

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

- 1) The Board finds that the proposed modification poses no negative aesthetic impacts and is consistent with SFDB Design Guidelines; the project is compatible with the neighborhood; and the quality of architecture and materials are consistent.
- 2) The quality and style of architecture are appreciated.
- 3) Study the heights and materials of the driveway entry wall; consider a sandstone material and landscaping to soften the wall at the streetscape.
- 4) Provide a landscape plan for the area surrounding and adjacent to the house.
- 5) Provide a color and material board, elevations, lighting fixtures, window details.
- 6) Include in the next resubmittal the plans and details for all proposed improvements for the other structures on site.

Action: Miller/Woolery, 4/0/0. Motion carried. (James/Pierce/Zimmerman absent).

**** MEETING ADJOURNED AT 5:19 P.M. ****

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

REVIEW AFTER FINAL

A. 1708 LA VISTA DEL OCEANO LN

E-1 Zone

Assessor's Parcel Number: 035-480-063
 Application Number: MST2005-00022
 Owner: Vista Oceano La Mesa Venture, LLC
 Agent: Stephanie Poole
 Architect: Zehren and Associates

(Proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint.)

(Review After Final for relocating proposed swimming pool, spa, pool equipment and changes to pool paving.)

Final Approval of the Review After Final.

FINAL REVIEW**B. 218 SAN CLEMENTE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-152-018
Application Number: MST2012-00038
Owner: Lennart and Barbara Colombana, Trustees
Designer: Carlos Grano

(Proposal for demolition of an existing one-story, 1,013 square foot single-family residence, including an attached 231 square foot one-car garage, and construction of a new two-story 1,817 square foot, single-family residence constructed within the footprint of the existing residence. The proposal includes construction of a new 424 square foot detached two-car garage. The proposed total of 2,241 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 83% of the maximum required floor-to-lot area ratio (FAR).)

(Final Approval is requested. Landscape plan review is required. Project Design Approval was granted on April 9, 2012.)

Final Approval of the architecture with conditions, and continued indefinitely for the landscape with comments:

- 1) Architecture: Roof gable fascia shall be 4"x6" and roof rafters shall be 2"x6".
- 2) Landscape: Artificial turf is not permitted; applicant to propose alternative plantings.

NEW ITEM**C. 734 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-003
Application Number: MST2012-00247
Owner: Michael E. Erickson
Designer: Amy Von Protz

(Proposal for a new 8-foot high, 80 lineal foot stucco site wall and the removal and replacement of an existing exterior 81 square foot stairway located on a 22,880 square foot lot in the Hillside Design District developed with an existing two level single-family residence with a detached two-car garage and accessory structure.)

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

Continued one week to Consent Calendar with the following comments:

1. Provide a letter from a Structural Engineer regarding the wall footing.
2. Provide photos of the existing landscaping to remain.
3. Recommended to have a landscape professional to provide comments on any potential impacts to the existing trees within the project location.
4. Revise the wall design so the slope of the top of the wall matches the existing grade, 7-foot maximum height.
5. The stucco wall material is acceptable; suggestion made to consider adding a brick or sandstone cap.
6. Provide footing details.
7. Provide letters from the adjacent neighbors acknowledging their awareness of the proposed wall.

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