



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 16, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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

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 – PRESENT (UNTIL 3:26 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.

ATTENDANCE:

Members present: Woolery, Bernstein, James, Miller, Pierce, Sweeney, and Zimmerman.
Members absent: None.
Staff present: Bedard, Limón (until 3:26 p.m.), and Goo.

GENERAL BUSINESS:

A. Elections of Chair and Vice-Chair for 2012.

Ms. Bedard opened nominations for the office of Chair.

Ms. Woolery was nominated for the office of Chair, and accepted the nomination.

Mr. Sweeney was nominated for the office of Chair, and accepted the nomination.

The vote for Chair was conducted by paper ballot.

Ballot results: Ms. Woolery won the ballot vote for the office of Chair.

Elected Chair Woolery presided over the remainder of the meeting.

Ms. Bedard opened nominations for the office of Vice-Chair:

Mr. Sweeney was nominated for the office of Vice-Chair, and accepted the nomination.

Mr. Miller was nominated for the office of Vice-Chair, and accepted the nomination.

The vote for Vice-Chair was conducted by paper ballot.

Ballot results: Mr. Sweeney won the ballot vote for the office of Vice-Chair.

Election results: Chair Denise Woolery; and Vice-Chair Fred Sweeney.

B. Consent Calendar Review Appointments.

Appointments were made for Consent Calendar Representative and Alternates:

1. Members **Ms. Lisa James** and **Ms. Jaime Pierce** were appointed and consented to serve as Consent Calendar Representatives for **landscaping**, rotating every three months.
2. Members **Miller** and **Zimmerman** were appointed and consented to continue serving as Consent Calendar Representatives for **architecture**, rotating every three months.

Ms. Bedard welcomed the two new SFDB Board members, Ms. Jaime Pierce and Ms. Lisa James.

C. 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.

D. Approval of the minutes of the Single Family Design Board meeting of July 2, 2012.

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 2, 2012**, as submitted.

Action: Bernstein/Sweeney, 4/0/3. Motion carried. (Zimmerman, Pierce, and James abstained)

E. Consent Calendar.

Motion: Ratify the Consent Calendar for **July 9, 2012**. The Consent Calendar was reviewed by **Brian Miller**.

Action: Sweeney/Bernstein, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar for **July 16, 2012**. The Consent Calendar was reviewed by **Brian Miller** and **Denise Woolery** (Item D only).

Action: Sweeney/Woolery, 7/0/0. Motion carried.

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

1. Mr. Limon clarified, in response to the comment made by Board member Miller, the SFDB Guidelines to maintain a quorum requires four Board members, two of whom shall be either a licensed architect or a licensed landscape architect.

G. Subcommittee Reports: No subcommittee reports.

FINAL REVIEW**1. 1790 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 013-163-018
 Application Number: MST2011-00454
 Owner: Sycamore Heights, LLC
 Designer: Rick Mendez Design C.D.S.

(Proposal involves fire damage repairs, interior remodel, the conversion of the existing 594 square foot attic to a habitable third-story floor area, and approximately 244 square feet of new additions to an existing single-family residence. Approximately 300 square feet of the existing 565 square foot attached garage will be converted to floor area. The parking will be provided by an attached one-car garage and a new 498 square foot two-car garage. The proposal will result in an approximately 3,156 square foot three-story single-family residence on a 34,308 square foot lot and is 65% of the guideline floor-to-lot area ratio (FAR). The project will address violations identified within enforcement case ENF2010-00361.)

(Final Approval is requested. Compliance with Tier 2 Storm Water Management is required prior to granting Final Approval. The project was last reviewed on June 4, 2012.)

(3:27)

Present: Alan Rickman, Architect.

Public comment opened at 3:38 p.m. As no one wished to speak, public comment was closed.

A letter expressing concerns from Paula Westbury was acknowledged.

Motion: Final Approval and continued indefinitely to Consent with conditions:

- 1) Provide a cut sheet of the garage doors for both the detached garage, and the garage on the main house.
- 2) Provide resolution of the balcony details, with changes as discussed.

Action: Sweeney/Bernstein, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**2. 1651 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-290-001
 Application Number: MST2012-00169
 Owner: Assad Mora
 Architect: Peter Hunt

(Proposal for a new 2,490 square foot second-story addition to an existing 8,218 square foot two-story, single-family residence, including an existing 184 square foot attached accessory space, and 748 square feet of garages, provided by an attached two-car and one-car garage. An existing detached 148 square foot storage shed is proposed to remain. The proposed total of 10,856 square feet, located on a 24.68 acre parcel in the Hillside Design District, is 59% of the guideline floor-to-lot area ratio (FAR). A separate addition is currently in construction under building permit BLD2009-02063.)

(Project Design Approval is requested. The project was last reviewed on May 21, 2012. Compliance with Tier 3 Storm Water Management Program is required prior to granting Final Approval.)

(3:48)

Present: Peter Hunt, Architect; and Catherine Mora, Owner.

Public comment opened at 4:12 p.m.

- 1) Rochelle Barattucci spoke in opposition; expressed objections to the construction of two green walls, and the size of the building footprint.
- 2) Maurizio Barattucci, spoke in opposition; expressed objections to elements in the rear of the house visible from their home.

A letter expressing concerns from Paula Westbury was acknowledged.

Public comment closed at 4:16 p.m.

Catherine Mora, Owner, read a prepared statement, addressing the Board with her concerns and needs regarding the proposed project.

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 and continued indefinitely to Consent with the following conditions:

- 1) The Board finds the existing site landscaping acceptable; and requests additional proposed trees be placed around the residence and pool to provide for privacy screening.
- 2) Provide a color and materials sample of the proposed light gray roof material.
- 3) Provide evidence of how the project complies with the required Tier 3 Storm Water Management Plan (SWMP) prior to issuance of a building permit.

Action: Sweeney/Miller, 7/0/0. Motion carried.

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

3. 454 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-012
Application Number: MST2012-00133
Owner: Fred and Maija Wolf, Trustees
Designer: Jason Grant

(The proposal has been revised to result in a 151 square foot reduction to the original proposed additions. Proposal for a 394 square foot one-story and 295 square foot two-story addition to an existing 1,528 square foot two-story, single-family residence and 420 square foot attached two-car garage. The proposed total of 2,637 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 79% of the maximum required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Second Concept Review. The project was last reviewed on April 23, 2012. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

(4:30)

Present: Jason Grant, Designer.

Public comment opened at 4:35 p.m.

- 1) Laurie Thrower, opposition; requested the applicant correct the proposed setback measurements, and stated that the wall always served as the property line and was never surveyed.

A letter expressing concerns from Paula Westbury was acknowledged.

Public comment closed at 4:38 p.m.

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

- 1) The Board appreciates the modest changes to the proposed project, and the introduction of a professional prepared survey to delineate the accurate property lines; the project appears to be developing in a positive direction.
- 2) The Board finds that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.
- 3) The Board appreciated the owner's neighborhood input.
- 4) Provide the survey drawing to be included with the plans.

Action: Bernstein/Sweeney, 7/0/0. Motion carried.

**** MEETING ADJOURNED AT 4:45 P.M. ****

CONSENT CALENDAR (11:00 a.m.):**REVIEW AFTER FINAL****A. 1600 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-033
Application Number: MST2008-00518
Owner: Gardner Family Trust
Architect: Bruce Biesmon-Simons
Owner: Ted Gardner
Landscape Architect: Charles McClure

(Revised proposal to construct a new 4,997 square foot three-story single family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline floor-to-area ratio (FAR).)

(Review After Final for proposed alterations to change the battered wall in front of the book house to an engineered block wall.)

Continued one week to Consent with the comment to provide more details on the exterior color materials and wall cap.

REVIEW AFTER FINAL**B. 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 changes to the roof-mounted photovoltaic solar panel system.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced.

CONTINUED ITEM**C. 129 CALLE BELLO A-2 Zone**

Assessor's Parcel Number: 015-340-005
Application Number: MST2012-00253
Owner: Klaus-Pete and Doreen Hirth
Applicant: Macaluso Pools Inc.

(Proposal to construct a new in-ground pool and spa located on a 1.72 acre parcel in the Hillside Design District currently developed with an existing single-family residence and attached garage.)

(Project Design and Final Approval is requested. Project was last reviewed on July 9, 2012.)

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.

The ten-day appeal period was announced.

FINAL REVIEW**D. 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 of landscaping is requested. Final approval of architecture was granted on July 2, 2012. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval.)

Final Approval as submitted of the landscape plan.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery** (for Item D only).