



**B. Approval of the minutes of the Single Family Design Board meeting of July 16, 2012.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 16, 2012**, as submitted.  
Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Miller absent).

**C. Consent Calendar.**

Motion: Ratify the Consent Calendar for **July 23, 2012**. The Consent Calendar was reviewed by **Brian Miller**.

Action: Sweeney/Pierce, 5/0/1. Motion carried. (Bernstein abstained from item C., Miller absent).

Motion: Ratify the Consent Calendar for **July 30, 2012**. The Consent Calendar was reviewed by **Brian Miller**.

Action: Sweeney/Zimmerman, 6/0/0. Motion carried. (Miller absent).

Motion: Ratify the Consent Calendar for **August 20, 2012**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.

Action: Bernstein/Pierce, 6/0/0. Motion carried. (Miller 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 made the following announcements:

1) Ms. Bedard confirmed Board member's Sweeney attendance regarding 1533 Shoreline Drive for a Planning Commission site visit held on Tuesday, September 4, 2012; and the Planning Commission hearing held on Thursday, September 6, 2012.

2) Ms. Bedard announced that the applicant, Mr. Paul Zink, for the project at 20 Alturas Circle, has requested Board members conduct a site visit prior to concept review of this project at Monday's, August 27, Full Board hearing; paying particular attention to the neighborhood character, setbacks, and existing vegetation.

3. Board member Sweeny cautioned the Board on their duty to objectively review all proposed projects with regard to its conformance to the Single Family Design Guidelines, the project aesthetics, and neighborhood appropriateness, regardless of any private views, beliefs or opinions held by the applicants.

**E. Subcommittee Reports:** No subcommittee reports.

**DISCUSSION ITEM****(2:15) Fire-Resistant Building Design, Construction, and Landscaping.**

Preview of the AIA ArchitecTours 2012 scheduled for September 29, 2012.

Preview of nine projects along with the City Fire Department's presentations for the public.

American Institute of Architects, Santa Barbara Chapter representatives

Christopher Manson-Hing, AIASB Secretary; and Susanne Tejada, AIASB President

**Discussion held.**

**IN-PROGRESS REVIEW****1. 1103 LAS OLAS AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-009  
 Application Number: MST2008-00352  
 Owner: Raymond John Felton  
 Architect: Christine Pierron

(Proposal for a 238 square foot second-story addition to an existing 2,460 square foot, two-story, single-family residence, including an attached 413 square foot two-car garage. The proposed total of 2,698 square feet, located on a 6,393 square foot lot, is 97% of the maximum floor-to-lot area ratio (FAR).)

**(In-Progress Review. Project Design Approval was granted on September 29, 2008. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)**

(2:26)

Present: Christine Pierron, Architect; Carol Gross, Landscape Architect; and Mrs. Felton, Co-Owner.

Public comment opened at 2:32 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent with comments:**

- 1) Provide all applicable final details.
- 2) Provide a color and materials board.
- 3) Provide compliance with Tier 2 Storm Water Management Program (SWMP).

Action: Zimmerman/Sweeney, 6/0/0. Motion carried. (Miller absent).

**PROJECT DESIGN REVIEW****2. 1913 LAGUNA ST****E-1 Zone**

Assessor's Parcel Number: 025-391-020  
 Application Number: MST2012-00200  
 Owner: Hubert Leveque  
 Architect: Peter Becker Architect

(Proposal to construct a new two-story, 2,572 square foot, single-family residence, including a 500 square foot two-car garage, on a 7,470 square foot vacant lot located in the Mission Area Special Design District. The proposal includes a 560 square foot roof deck, 68 cubic yards of grading, demolition of an existing storage shed and pergola, and removal of three existing citrus trees. The proposed total of 2,572 square feet is 84% of the required maximum floor-to-lot area ratio (FAR).)

**(Third Concept Review. Project Design Approval is requested. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval. The project was last reviewed on June 18, 2012.)**

(2:49)

Present: Peter Becker, Architect, with Tom Henson, Associate; and Martha Degasis, AIA, Landscape Architect with Arcadia Studio.

Public comment opened at 3:06 p.m. As no one wished to speak, public comment was closed.

**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, with comments:**

- 1) The Board had positive comments regarding the project's:
  - a) Consistency, appearance, good neighbor guidelines, and neighborhood compatibility, and noted that the applicant has taken great effort to work with the immediate neighbors concerns;
  - b) Quality of architecture and materials as the second-story element addresses the immediate neighbor's concerns;
  - c) Landscape plan is acceptable and the significance of the historic stone wall in the front of the property is addressed.
- 2) The Board noted that the roof deck is no longer part of this project or this approval.

**Action:** Sweeney/Bernstein, 6/0/0. Motion carried. (Miller absent).

The ten-day appeal period was announced.

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **3. 3425 SEA LEDGE LN**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-012

Application Number: MST2012-00135

Owner: Jacques Habra

Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one story, 1,589 square foot, single-family residence, with an existing detached 393 square foot, two-car garage, located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone and in the Hillside Design District. The proposal includes 1,568 square feet of one and two-story additions, and a new 436 square foot basement addition; the demolition of the existing 393 square foot garage to be replaced with the construction of a new 436 square foot, two-car garage. A new 264 square foot, one-car carport, and an "as-built" approximately 1,072 square foot deck is also proposed. The project includes a total of 200 cubic yards of grading, to include 40 cubic yards of fill and 160 cubic yards of export. The proposed total of 3,857 square feet, includes a 100% basement floor area reduction, is 88% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for a Coastal Development Permit. The proposal will address the violations in ZIR2011-00228.)

**(Second Concept Review. Comments only; project requires environmental assessment and Planning Commission review for a Coastal Development Permit. The project was last reviewed by SFDB on April 23, 2012.)**

(3:21)

**Present:** Russell Banko, Architect; and Jacques Habra, Owner; and Kelly Brodison, Assistant Planner.

Mr. Habra commented that the proposed project, with regard to size, provides more usage space and is significantly smaller than the adjacent properties that have already received approvals. He believes that the proposed project will blend and fit comfortably into the surrounding neighborhood, and respectfully requested a conceptual approval.

Public comment opened at 3:37 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Planning Commission to return to Full Board with comments:**

- 1) The Board had positive comments and found the general direction of the project, the general approach on the exterior of the project, and the proposed material and detailing are acceptable.
- 2) A few Board members suggested a slight reduction of the proposed overall square footage and FAR.
- 3) Return with more details of the front porch, balcony exterior details, chimney caps details, trellis details, general details of the gutters and down spouts, and details of the proposed sandstone pattern (provide photos).
- 4) Provide a conceptual landscape plan; include all existing and proposed landscaping, and address site drainage.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (Miller absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**4. 1122 CORTO CAMINO ONTARE**

**A-1 Zone**

Assessor's Parcel Number: 055-160-030

Application Number: MST2012-00278

Owner: Curhan 1992 Trust

Architect: Pacific Architects, Inc.

(Proposal to construct a new 3,481 square foot two story, single-family residence with an attached 749 square foot three-car garage located on a 2.85 acre lot in the Hillside Design District. The previous two-story residence was destroyed by fire. The proposal includes a 113 square foot upper floor deck, a new patio with barbeque area, new fire pit, and Jacuzzi. A total of 198 cubic yards of site grading is proposed. The existing ground mounted solar panel system, the existing swimming pool and associated pool equipment is proposed to remain. The proposed total of 4,230 square feet of development is 70% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval.)**

(4:25)

Present: Bill Wolf, Architect.

Public comment opened at 4:35 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 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 and scenic character, neighborhood compatibility, quality of architecture and materials, safety, good neighbor guidelines, and public views.
- 2) For the record, the Board discussed the compatibility of the proposed project in regards to the adjacent Ontare Hills neighborhood, and found no conflicts of compatibility, in as much as the Ontare Hills neighborhood is within a different context.
- 3) Provide final details, sections through the lot, and a color and materials board.
- 4) Provide site landscape plan.
- 5) Provide additional photographs of the surrounding adjacent properties from the point-of-view of the proposed project.
- 6) Provide compliance with Tier 3 Storm Water Management Program (SWMP)

**Action:** Bernstein/Woolery, 6/0/0. Motion carried. (Miller absent).

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 5:23 P.M. \*\***

**[For the regularly scheduled 11:00 a.m. Consent Calendar, please refer to the Monday, August 20, 2012, Consent Calendar Minutes.]**