



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Tuesday, October 15, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GABRIELE COOK, Interim Commission Secretary

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 Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:04 p.m. by Vice-Chair Sweeney.

ATTENDANCE:

Members present: Woolery (at 3:13 p.m.), Sweeney, Miller, James, and Pierce.
Members absent: Bernstein and Zimmerman.
Staff present: Bedard and Cook.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **September 23, 2013**, as submitted.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **October 7, 2013**. The Consent Calendar was reviewed by Miller/James.

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

Motion: Ratify the Consent Calendar of **October 14, 2013**. The Consent Calendar was reviewed by Sweeney/Pierce.

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

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

- E.
- a. Ms. Bedard made the following announcements:
 - a) The next regular SFDB meeting will be held on Monday, October 21, 2013.
 - b) Board member Bernstein and Zimmerman will be absent from the meeting.

F. Subcommittee Reports.
No Subcommittee Reports.

FINAL REVIEW

1. 1702 HILLCREST RD

A-1 Zone

(3:10) Assessor's Parcel Number: 019-022-011
 Application Number: MST2013-00191
 Owner: Ned T. Lyerly
 Landscape Architect: Carol Gross
 Engineer: Ashley & Vance Engineering, Inc.

(Proposal for site alterations to include a 265 square foot deck addition to the existing 1,068 square foot deck and new exterior stairs, for a proposed deck total of 1,333 square feet, a new 6-foot tall 35 linear foot chain-link fence and gate, a new trellis, new exterior lighting, new site retaining walls and landscaping areas. The proposal includes 19 cubic yards of grading. The existing one-acre parcel is currently developed with an existing one-story single-family residence with an attached two-car garage located in the Hillside Design District.)

(Final Approval requested. Project Design Approval was granted on May 20, 2013. The project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 3:09 p.m.

Present: Carol Gross, Landscape Architect; and Leanne Lyerly, Owner.

Public comment opened at 3:24 p.m. As no one wished to speak, public comment was closed.

A letter of expressed concern from Paula Westbury was acknowledged.

Motion: Continued one week to Full Board with comments:

- 1) Clearly denote how the detailing works in conjunction with the actual elevation.
- 2) Provide railing details that are consistent with elevation drawings.
- 3) Study the deck framing to ensure compliance with the high fire area requirements.
- 4) Study the landscaping to ensure compliance with the high fire area requirements, specifically under an extended wood deck.
- 5) Provide a section detail for TIER 2 SWMP compliance; include drainage details for the existing oak tree, provide existing and proposed planting, specifically regarding the area of work and on the slope.
- 6) Paint the conduit for the light fixtures on the railings.
- 7) Specify locations and provide details of how the light fixtures attach to the railing of the deck.

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

PROJECT DESIGN REVIEW**2. 745 DOLORES DR****E-1 Zone****(3:30)**

Assessor's Parcel Number: 035-103-011

Application Number: MST2012-00498

Owner: Kenneth & Laura Haney

Designer: Russell Banko Design & Construction

(Proposal to construct a new, 758 square foot, two-story addition, and a new, 243 square foot, one-story addition, to an existing 1,674 square foot one-story single-family residence and attached two-car garage. The proposal includes an interior remodel, façade alterations, a new upper level deck, replacement of the existing roof material, and new site retaining walls. The proposed total of 2,675 square feet, located on a 9,409 square foot parcel in the Hillside Design District, is 76% of the required floor-to-lot area ratio (FAR).)

(Project Design Approval requested. The project was last reviewed by SFDB on July 15, 2013. The project requires compliance with Staff Hearing officer Resolution No. 054-13.)

Actual time: 3:48 p.m.

Present: Russell Banko, Architect.

Public comment opened at 3:56 p.m.

1) Rosemarie Keller, next door neighbor, expressed concerns regarding the location of deck.

Letters of expressed concerns from Paula Westbury were acknowledged.

Public comment closed at 3:59 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 consistency and appearance, neighborhood compatibility, and good neighbor guidelines.
- 2) Provide clarification of the railing on the upper deck.
- 3) Show how the vertical supports interchange with the horizontal cables.
- 4) Provide clarification of waterproofing on the deck.
- 5) Study an alternative style/construction method of the low wall in front yard.
- 6) Study alternatives to artificial turf in the backyard.
- 7) Provide finished floor heights and overall heights on all elevations and railings.
- 8) Provide slope of roof with details included.
- 9) Provide the color and materials board for the file and include on the plans.
- 10) Provide light fixture schedule.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 4:16 P.M. ****