



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 24, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 GABRIELE COOK, 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/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 2:59 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce (3:10 p.m.), Woolery, and Zimmerman.
Members absent: None.
Staff present: Bedard, Limón (3:00 p.m. to 3:32 p.m.), Eng, 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 February 10, 2014, as submitted.

Action: Miller/James, 6/0/0. Motion carried. (Pierce absent).

C. Consent Calendars:

- Motion: Ratify the Consent Calendar of **February 18, 2014**. The Consent Calendar was reviewed by Sweeney/James.
- Action: Bernstein/James, 6/0/0. Motion carried. (Pierce absent).
- Motion: Ratify the Consent Calendar of **February 24, 2014**. The Consent Calendar was reviewed by Sweeney/James.
- Action: Woolery/James, 6/0/0. Motion carried. (Pierce absent).

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

- a. Chair Sweeney reminded the Board that the Walls, Fences, Screens and Hedges Ordinance will be reviewed February 25, 2014, by the Ordinance Committee. If adopted with the current wording, the Board may inadvertently result in the role of mediator between disgruntled neighbors. Chair Sweeney urged all Board members to read the Ordinance and voice their concerns, if any, at the hearing tomorrow.
- b. Mr. Limon announced that David Eng will staff the Single Family Design Board and Michelle Bedard will staff the Historic Landmarks Commission.

E. Subcommittee Reports.

No Subcommittees.

DISCUSSION/ACTION ITEM**1. TEA FIRE DISCUSSION/UPDATE**

(3:10) Presenter: Staff: Jaime Limón, Senior Planner/Design Review Supervisor
(Presentation, discussion, and update of the Tea Fire rebuilds and application processing)

Actual time: 3:06 p.m.

Present: Jaime Limón, Senior Planner/Design Review Supervisor.

Jaime Limón gave a presentation on the current conditions of the still vacant sites. The Board was informed on the various status levels of the Tea Fire rebuilding applications to date. It was reported that approximately 31 of the 151 damaged properties have not filed an application for SFDB review and that there were still vacant fire damaged sites that still had original foundations in place. There were a few sites that could be further cleared of debris to improve appearance. Mr. Limon indicated that the City was not interested in pursuing an ordinance to specifically require properties to remove existing foundations.

The Board suggested City staff consider the following ideas to improve these damaged properties:

- 1) Formation of a subcommittee to discuss possible solutions to encourage rebuilding which could serve as a model for future post disaster efforts. A goal would be to increase the local housing stock by seeing these building sites utilized.
- 2) That property owners be contacted in a pro-active City outreach effort to better understand what type of assistance that could be offered to rebuild these last remaining difficult sites.
- 3) The Planning Commission also be given a status report and be allowed to offer additional suggestions on how to encourage rebuilding efforts.
- 4) Asked that the City consider organizing post construction tours for the SFDB to identify what has worked and what has not worked in these rebuilt neighborhoods.

SFDB-CONCEPT REVIEW (CONT.)**2. 438 CONEJO RD****A-1 Zone****(3:25)**

Assessor's Parcel Number: 019-061-013
Application Number: MST2013-00336
Owner: Luis Fernandez
Applicant: Darkmoon Building Design & Engineering
Engineer: Jonathan Villegas
Landscape Architect: Joan Radditz

(Revised project. Proposal to construct a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of five (5) existing trees, new site walls and decks, 264 cubic yards of site grading. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR). The prior design was three-stories and 79% FAR.)

(Revised project. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on January 27, 2014.)

Actual time: 3:33 p.m.

Present: Jonathan Villegas, Architect; Joan Radis, Landscape Architect; and Luis Fernandez, Owner.

Public comment opened at 3:45 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.
- 2) The Board appreciates the direction of the redesign and efforts to make the project more compatible with the neighborhood.
- 3) The majority of the Board has concerns with the apparent height of the tower. Study the following: a) lowering the height of the tower, b) softening the tower with landscaping, c) relocation of the stairs to accommodate additional landscaping, d) the window placements in the tower.
- 4) Study simplifying the roof design.
- 5) The Board is supportive of the landscape plan. A recommendation was made to contact the neighbors for consideration of selected tree species.

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

SFDB-CONCEPT REVIEW (CONT.)**3. 2301 CHAPALA ST****E-3 Zone**

(3:50) Assessor's Parcel Number: 025-113-013
Application Number: MST2013-00417
Owner: Scott G. & Hsiu H. Kipp
Designer: Tony Xiques

(Proposal for a 200 square foot upper-floor addition and a 482 square foot lower-floor addition to an existing, 1,028 square foot, single-family residence, located on a 7,500 square foot lot. The parcel includes an existing, 468 square foot, two-car garage and a 206 square foot accessory structure. The proposed total of 2,384 square feet is 78% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications. The project will address all violations identified in ENF2012-00886 and ZIR2012-00441.)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for requested zoning modifications. The project was last reviewed on December 16, 2013.)

Actual time: 4:02 p.m.

Present: Tony Xiques, Architect; and Scott and Hsiu Kipp, Owners.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

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

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.
- 2) The Board is supportive of the design.
- 3) Study the corbels underneath the windows.
- 4) Study raising the header height of the windows on the north elevation (the study).

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1146 NIRVANA RD****R-1 Zone****(4:15)**

Assessor's Parcel Number: 043-060-013
Application Number: MST2014-00046
Owner: Christiane Schlumberger Living Trust
Architect: Susette Naylor

(Proposal to remodel and convert the existing 957 square foot, detached accessory building into a new 482 square foot additional dwelling unit, a 377 square foot two-car garage, and 123 square feet of storage. The proposal includes two new uncovered parking spaces. Staff Hearing Officer review is requested for a Performance Standard Permit and for requested zoning modifications. No alterations are proposed to the existing, 2,009 square foot, single-family residence. The proposed development total of 2,991 square feet, located on a 1.78 acre lot in the Hillside Design District, is 55% of the required floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a Performance Standard Permit and requested zoning modifications.)

Actual time: 4:19 p.m.

Present: Susette Naylor, Architect; Trish Allen, Agent; Christiane Schlumberger and Anthony Allina, Owners.

Public comment opened at 4:29 p.m. As no one wished to speak, public comment was closed.

A letter of support from Stephen and Waltraud Crosby, neighbor at 1204 Bel Air Drive was acknowledged.

Motion: Continued indefinitely to the Staff Hearing officer and return to Consent with comments:

- 1) The modifications are aesthetically appropriate. The proposed modifications do not pose consistency issues with appearance, compatibility, quality architecture and materials.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1930 EMERSON AVE****R-2 Zone**

(4:45) Assessor's Parcel Number: 025-401-015
Application Number: MST2014-00009
Owner: Jonathan V. Leech
Architect: Wade Davis Design

(Proposal for a 113 square foot one-story addition and a 397 square foot two-story addition to an existing, 1,221 square foot, one-story, single-family residence. Also proposed is an interior remodel, a 158 square foot second story deck, new windows and doors, change of use of 35 square feet of habitable space to utility room, an 18 square foot addition of storage space, a 41 square foot potting shed, and a new roof. There will be no site grading. This project will result in 1,731 square feet of development on a 5,280 square foot parcel, which is a 69% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 4:39 p.m.

Present: Jim Davis, Architect; Akiko Wade Davis, Architect; and Jonathan Leech, Owner.

Public comment opened at 4:52 p.m.

1) Sharon Gordon, neighbor at 912 Moreno Rd., expressed concerns regarding views.

Letters of support from John Schooler and Tom Johansen, neighbors at 434 Montgomery St., and Ken Jacobsen, neighbor at 1930 Emerson Ave. were acknowledged.

Public comment closed at 4:56 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study reducing the second story roof line (suggestions to reduce the plate heights and for the design to better integrate the proposed second story within the first story).
- 2) Study the front entry overhead porch; consider a covered entry porch design.
- 3) Provide a landscape plan for the back yard.
- 4) Provide complete elevations and details, in particular the rear/west elevation.

Action: Pierce/James, 7/0/0. Motion carried.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by James and Sweeney.

REVIEW AFTER FINAL**A. 1568 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Owner: Keith Austin
Architect: Richard Redmond
Applicant: Oceano Investors, LLC

(Proposal to construct a 2,458 square foot, two-story, single-family residence and an attached 557 square foot garage, located on a vacant 14,296 square foot lot within the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085). The proposed total of 3,140 square feet is 74% of the required floor-to-lot area ratio (FAR). The project requires compliance with Planning Commission Resolution No 063-05, and No. 004-07.)

(Review After Final for changes to: doors and windows, wrought-iron railing details, alterations to the stone veneer materials, and column details; and a 125 square foot understory addition for a new laundry room and bathroom at the lower level.)

Approval of the Review After Final with the following conditions:

- 1) Provide an updated site plan to indicate the alterations to the site walls (adjacent to the residence on the west elevation).
- 2) The Board finds the replacement of the grass pavers (east of the driveway) with an alternative pervious solution would be acceptable; provide materials and details. Staff advised the applicant to review the plans with the case planner, Marisela Salinas, for a possible Substantial Conformance Determination.
- 3) Include the following details on the plans: a) add the window on the east elevation; b) add the change to the front door on the south elevation.
- 4) It was discussed and recommended that the property owner eliminate the three (3) "Populus Nigra" trees from the original approved landscape plan (dated 10/08/07), as these trees require high-water use and are therefore not consistent with the guidelines, and they are not appropriate for the sloped condition.

CONTINUED ITEM**B. 15 FRANCISCO DR****A-1 Zone**

Assessor's Parcel Number: 055-141-012
Application Number: MST2014-00050
Owner: Barry J. Waters
Agent: Greg Schmandt

(Proposal for an interior remodel and to permit the "as-built" 77 square foot addition, patio trellis, skylight and door. The development total of 2,631 square feet, located on a 1.08 acre lot within the Hillside Design District, is 53% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified within ENF2013-01073.)

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

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.

Noted for the record: The approved windows are Kolby wood clad windows, as noted on Sheet A1.0.

NEW ITEM**C. 1840 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-013
Application Number: MST2014-00063
Owner: Jeffrey A. Kone
Architect: Steve Harrel

(Proposal for a minor interior remodel and exterior alterations to an existing 3,216 square foot, two-story, single-family residence with an attached two-car garage, located on a 15,681 square foot lot within the Hillside Design District. The exterior alterations include: a new trellis element on the south elevation; remove existing doors and windows, add new doors and windows, and replace all windows and doors with new; replace the garage door; repair the existing deck and replace railings; new stucco and building color changes.)

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

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 the following conditions:

- 1) Revise the site plan to include existing and proposed site improvements at the trellis; including the existing and proposed grades, hardscape and planters.
- 2) Provide all applicable final details on the plans, including: window and shutter details, deck details, railing details; trellis details (including possible knee-bracing), footing details, garage door specifications, and a colors and material board.

**** MEETING ADJOURNED AT 5:17 P.M. ****