



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 5, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: FRED SWEENEY, *Chair*
 BRIAN MILLER, *Vice-Chair*
 BERNI BERNSTEIN
 LISA JAMES
 JAIME PIERCE
 DENISE WOOLERY
 JIM ZIMMERMAN

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

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 AMBER FLEMMINGS, 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 3:04 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller (3:08 p.m. to 5:30 p.m.), Bernstein (3:29 p.m. to 5:30 p.m.), James, Pierce, and Zimmerman.
Members absent: Woolery.
Staff present: Eng and Flemmings.

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 April 21, 2014 as amended.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **April 28, 2014**. The Consent Minutes were reviewed by Miller/Pierce for Item A and Zimmerman/Woolery for Items B-D.

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

Motion: Ratify the Consent Minutes of **May 5, 2014**. The Consent Minutes were reviewed by Zimmerman/James for Items A-C and Zimmerman/Pierce for Items D-E.

Action: James/Zimmerman, 5/0/0. Motion carried. (Bernstein/Woolery absent).

- **Chair Sweeney disagreed with staff's decision to review Item C, 3626 San Remo Road, on the May 5th Consent Minutes separate from other active proposals at this address.**

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

1. Mr. Eng made the following announcements:

a) Board member Woolery will be absent from the meeting.

b) Story poles will be erected for project proposals for all four lots at 3626 San Remo from May 8th-19th. Mr. Eng asked the Board if they wished to schedule an official site visit before the next meeting. Chair Sweeney was concerned that the present story poles requested by HLC were not following the same guidelines as the Single Family Design Board. David clarified that HLC was only required to request Level B story poles. After a straw vote among the Board members, it was decided that an official visit to the 3626 San Remo Road site would be conducted on May 19th at 2 p.m., prior to the meeting.

E. Subcommittee Reports.

No Subcommittee Reports.

DISCUSSION ITEM**1. COMMUNITY DEVELOPMENT DEPARTMENT PROPOSED 2015 FISCAL YEAR BUDGET**

(3:10) Staff: Bettie Weiss, City Planner

Staff will present an overview of the proposed fiscal year 2015 budget for the Community Development Department (CDD). The City Administrator presented the budget to Council on April 22, 2014, and the Council hearing for the CDD is scheduled for May 14, 2014.

Actual time: 3:20 p.m.

Present: Bettie Weiss, City Planner.

Bettie Weiss presented the fiscal year 2015 budget for the Community Development Department to the Single Family Design Board members. This is the second year of a two-year budget plan to simplify the financial process. She explained that the City is in an improved financial position, seeing a budget surplus, even identifying approximately \$1 million in "discretionary" funding which City Council may allocate to programs, such as stipends for volunteer advisory boards, should members of these boards request it.

Motion: Chair Sweeney will represent the Board at the May 14th City Council Meeting, and present the case for Board stipends..

Action: Miller/James, 5/0/0. Motion carried. (Woolery absent).

PROJECT DESIGN REVIEW**2. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

(3:40) Assessor's Parcel Number: 047-082-012
Application Number: MST2012-00135
Owner: Jacques Habra
Architect: Tom Henson

(Revised proposal for additions and alterations to an existing one-story 1,589 square foot single-family residence with a 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 2,495 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage. Revisions to the previously approved project includes an increase of 238 square feet, the elimination of a proposed basement, a change in roof type, a relocation of the garage and driveway, and revised doors, windows, and landscaping. The proposed total of 4,064 square feet of development is 93% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Planning Commission review for a requested Coastal Development Permit. The proposal will address violations identified in Zoning Information Report ZIR2011-00228.)

(Project Design and Final Approval Requested. Project must comply with Planning Commission Resolution No. 008-13. Project was last reviewed on July, 29, 2013.)

Actual time: 3:54 p.m.

Present: Tom Henson, and Peter Becker, Architects; and Jacques Habra, Owner.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Provide a complete set of plans.
- 2) Provide samples of the glass railings
- 3) Present a reduction in the F.A.R., closer to 85%.

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

PROJECT DESIGN REVIEW**3. 296 SCHULTE LN****A-1 Zone**

(4:05) Assessor's Parcel Number: 055-230-004
Application Number: MST2013-00406
Owner: Stone Family Trust
Architect: AB Design Studio, Inc.

(Proposal to construct a 4,697 square foot two-story single-family residence, with an attached 506 square foot two-car garage. The proposal includes an attached 363 square foot accessory structure, a detached 300 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 4,652 square feet on a 2.18 acre vacant lot in the Hillside Design District is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

(Project Design Approval requested. Project must comply with Planning Commission Resolution No. 009-14. Project was last reviewed on January 13, 2014.)

Actual time: 4:40 p.m.

Present: Clay Aurell, and Robert Pester, Architects; Brett Stone, Owner.

Public comment opened at 4:50 p.m.

- 1) Don Swann made a statement regarding his concerns about the solar panels on the roof, but in the end supported the revisions of the project.

Public comment closed at 4:52 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 Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 919 CALLE CORTITA****E-1 Zone**

(4:30) Assessor's Parcel Number: 041-176-018
Application Number: MST2014-00167
Owner: Jonathan Zaid and Ida Meomartino
Designer: Don Swann

(Proposal to construct a 550 square foot one-story addition to an existing two-story 1,744 square foot single-family residence with an attached 392 square foot two-car garage. The proposal also includes the demolition of two decks totaling 584 square feet and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs and replacement of stairs on the south elevation of the residence. The total of 2,686 square feet on an 8,408 square foot lot is 82% of the required Floor-to-lot Area Ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2013-00372. Staff Hearing Officer review is required for requested zoning modifications.)

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

Actual time: 5:09 p.m.

Present: Don Swann, Designer; and Jonathan Zaid, Owner.

Public comment opened at 5:19 p.m.

A letter of expressed concerns from Christine and Nigel Bennett, neighbors directly across the canyon from the proposed project, was presented to the Board regarding neighborhood compatibility and privacy.

Public comment closed at 5:20 p.m.

Motion: Continued to the Staff Hearing Officer review to return to Consent with comments:

- 1) The Board supports the architectural changes to the existing home.
- 2) The Board supports the size and configuration of the current deck.
- 3) The Board supports the modification and finds it is aesthetically appropriate.
- 4) Provide a color board with details of light fixtures.

Action: Miller/Pierce, 5/0/0. Motion carried. (Woolery absent).

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Jim Zimmerman and Lisa James for Items A-C, and Jim Zimmerman and Jaime Pierce for Items D-E.

REVIEW AFTER FINAL**A. 2016 CLEVELAND AVE R-2 Zone**

Assessor's Parcel Number: 025-343-010
Application Number: MST2010-00031
Owner: C Ann Napier
Designer: Dexign Systems

(Revised proposal for a 286 square foot one-story addition to the existing 1,356 square foot one-story single-family residence, demolish the existing 202 square foot one-car detached garage and construct an attached 311 square foot two-car carport, and expand an existing 64 square foot wooden deck by 41 square feet. The proposed total of 2,208 square feet on the 6,399 square foot lot in the Mission Area Special Design District is 79% of the maximum floor-to-lot area ratio.)

(Review After Final requested of revised rooflines at the north and south elevations, a reduction in size for the front bathroom window, and an enlargement of the rear bathroom window.)

Final Approval as submitted of Review After Final.

FINAL REVIEW**B. 19 VISTA DEL MAR DR E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-006
Application Number: MST2013-00483
Owner: David C. and Elizabeth O. Spaulding
Architect: Steve Harrel

(Proposal to construct a 683 square foot two-story and 450 square foot one-story addition, to an existing 1,606 square foot one-story single-family residence with an attached 400 square foot two-car garage, located on a 26,250 square foot lot in the Hillside Design District. The proposal includes an 84 square foot second level balcony and a 450 square foot ground level covered porch, and new site hardscape. The proposed total of 3,139 square feet is 66% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval Requested.)

Final Approval as submitted.

NEW ITEM**C. 3626 SAN REMO DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-231-011
Application Number: MST2014-00198
Owner: Nancy J. Madsen
Designer: Kate Svensson

(Proposal to construct 116 linear feet of 8-foot tall wood fencing along the northern property line of a 1.4 acre lot with an existing single family home. The project is related to a concurrent proposal to create a four-lot subdivision with a single-family residence on each lot.)

(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, and with the following comment:

1) Neighbor is granting the applicant access to his property to stain the proposed fence.

Present: Dan Gullet, Project Planner

Public Comment received from:

1) John Steen, adjacent neighbor at 3609 Capri Drive, sought clarification on the height and design of the fence and impact on orange trees on his property.

NEW ITEM**D. 891 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-026
Application Number: MST2014-00180
Owner: Harrison Yale Hurst, Hurst Family LP

(Proposal to permit 750 square feet of "as-built" non-habitable first-floor additions and construct 288 square foot first and second floor additions to an existing 1,942 square foot two-story residence with an attached two-car garage. The project also proposes an interior remodel, permitting of "as-built" skylights and window, removal and relocation of an unpermitted wall in the garage, and new stone veneer on the front elevation. The proposed total of 3,340 square foot on a 20,946 square foot lot in the Hillside Design District is 70% of the maximum guideline Floor-to-lot Area Ratio (FAR). This project will address violations in Enforcement Case ENF2014-00103.)

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

Project Design 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 and continued indefinitely to staff review for Final Approval.

NEW ITEM – PUBLIC HEARING**E. 612 CALLE GRANADA****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-083-002
Application Number: MST2014-00190
Owner: Charles McBride
Applicant: Steve Morando

(Proposal to construct a 280 square foot roof deck above a reconstructed recreation room of the same size at an existing 2,756 square foot single-family residence. The project also proposes new exterior doors and windows, new board and batten siding, a new garage door, and a reconfiguration and remodel of interior rooms.)

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

Continued one week to Consent with comments:

1) Provide photos of the view of neighbor's property from the proposed balcony.

**** MEETING ADJOURNED AT 5:30 P.M. ****