



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 8, 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
 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/SFDBVideos.

CALL TO ORDER.

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Bernstein, James, Pierce, and Woolery.
Members absent: Miller and Zimmerman.
Staff present: Eng, Limón, 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 **August 25, 2014**, as submitted.

Action: Woolery/Bernstein, 5/0/2. Motion carried. (Miller/Zimmerman absent).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **September 2, 2014**. The Consent Minutes were reviewed by James/Sweeney.

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

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

a. Mr. Eng announced that Board member Miller will be absent from the meeting and Board member Zimmerman will be late.

b. Mr. Limon reported that the appeal for 215 La Jolla is scheduled for September 30, 2014. Chair Sweeney volunteered to represent the Single Family Design Board at the hearing.

E. Subcommittee Reports.

Chair Sweeney reported that the Zoning subcommittee will be comprised of three instead of four Board members to comply with the Brown Act. The three members will be determined at a later date. The purpose of the subcommittee will be to act as a method of communication between Staff and the full Board on issues regarding the new zoning ordinance effort.

PRESENTATION ITEM**1. AIASB ARCHITECTOURS 2014****(3:15)**

Presenter:

Chris Mason-Hing, President, American Institute of Architects (AIA)/Santa Barbara.

(AIASB ArchitecTours 2014: This annual public tour highlights the latest in Santa Barbara design by members of the American Institute of Architects Santa Barbara Chapter (AIASB). The theme this year is "Sustainable Living" and focuses on sustainability, re-use, environmental compatibility, and energy economy. A tour of eight projects will feature new and remodeled houses, multi-family residences, and forward-thinking commercial/institutional designs. The tour will be followed by a festive after-party hosted by Hayward's Design Center).

Actual time: 3:13 p.m.

Present: Chris Manson-Hing, President, American Institute of Architects (AIA)/Santa Barbara.

A presentation was made regarding the 2014 AIASB architecture tour.

(Miller and Zimmerman absent.)

FINAL REVIEW**2. 1565 LA CORONILLA DR****E-1 Zone**

(3:30) Assessor's Parcel Number: 035-302-003
Application Number: MST2014-00297
Owner: Mortgage Deeds, LLC
Owner: Mark Williams
Designer: Don Swann

(Proposal to construct a new 3,045 square foot two-story residence with an attached 440 square foot two-car garage. The project includes 380 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,485 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on August 11, 2014.)

Actual time: 3:20 p.m.

Present: Don Swann, Designer; Jessica Harlin, Landscape Designer.

Public comment opened at 3:29 p.m.

- 1) Paul Straede, (submitted letter) neighbor at 1558 La Coronilla Dr.; expressed thanks to the owner and designer for working with neighbors, and the Board and staff for their patience and work towards improving the project.

Public comment closed at 3:31 p.m.

Motion: Continued indefinitely to Consent with comments:

- 1) Provide details of the divided light windows.
- 2) Provide details of materials and colors of the driveway, courtyard, and stairway.
- 3) Have the Fire Department review the landscape plan.
- 4) Provide an alternative to the clumping bamboo and consider working with the neighbor to determine appropriate planting heights.

Action: Bernstein/James, 5/0/2. Motion carried. (Miller/Zimmerman absent).

PROJECT DESIGN REVIEW AND FINAL**3. 3626 SAN REMO DR****E-3/SD-2 Zone**

(3:55) Assessor's Parcel Number: 053-231-011
Application Number: MST2009-00325
Owner: Madsen Trust
Agent: Alexandra Cole
Applicant: Vince Amore

(Proposal to subdivide a 66,372 square foot property into four legal lots ranging in size from 14,166 square feet to 16,453 square feet. The proposal includes a view easement and preservation of the facade of the existing 3,137 square foot main residence. Also included is demolition of the remainder of the existing residence, the detached garage, studio apartment, shed, lath house, and driveway. The four proposed lots include development envelopes which provide a creek setback. The project also includes a new driveway to access the lots, guest parking spaces, drainage improvements, implementation of a creek restoration plan, and approximately 150 cubic yards total of cut and fill grading. Residential development of the lots is not a part of this application. The project requires Planning Commission approval of a Tentative Subdivision Map, and Modifications and Waivers for three lots to have no public street frontage.)

(Project Design Approval and Final Approval are requested. Project must comply with Planning Commission Resolution No. 022-14. Project was last reviewed on March 24, 2014.)

Actual time: 3:48 p.m.

Present: Robert Adams, Landscape Architect; Vince Amore, Applicant; Jeremy Salts, Project Engineer; Dan Gullet, Project and Case Planner.

Public comment opened at 4:02 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 Consent for Final Approval with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.
- 2) The approval does not include the monument sign at the driveway entrance, which will be addressed when the architecture style of the proposed residences is better defined.

Action: Woolery/James, 4/0/2. Motion carried. (Pierce abstained. Miller/Zimmerman absent).

*NOTE: The Board noted at ratification of the Minutes that the review and approval of the subdivision does not include the proposed building footprints for lots #1, 2, and 4.

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1215 E COTA ST****R-2 Zone**

(4:30) Assessor's Parcel Number: 031-190-022
 Application Number: MST2014-00310
 Owner: Leslie Marie Colasse
 Architect: Leslie Marie Colasse

(Proposal to demolish an existing one-car garage, mud room, and split-level bedroom at an existing 1,398 square foot two-level residence, and construct a new master suite in the same location above a covered driveway. The proposal also includes a new 650 square foot three-car garage with an attached 300 square foot accessory structure, a kitchen remodel, and exterior improvements. The proposed total of 2,768 square feet on an 11,285 square foot lot is 71% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Second Concept Review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review. Project was last reviewed on August 11, 2014.)

Actual time: 4:32 p.m.

Present: Leslie Marie Colasse, Architect and Owner; and Chuck MacClure, Landscape Architect.

Public comment opened at 4:45 p.m.

- 1) Roger Goldtrap, neighbor at 1217 E. Cota St., expressed opposition to the project regarding obstruction of his view. He urges the Board to require story poles and schedule a site visit.
- 2) Trevor Martinson, 1849 Mission Ridge Rd., expressed concerns regarding the project's compliance with the Fire Code.

Public comment closed at 4:51 p.m.

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

- 1) The Board finds the modifications aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) Study lowering the roof height of the garage and the main building.
- 3) Provide a section through the garage.
- 4) The Board supports the 2nd and 5th design options.

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

PROJECT DESIGN REVIEW**5. 3753 LINCOLN RD****E-3/SD-2 Zone**

(5:00) Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant
 Applicant: Christine Nolte

(Proposal to construct a new 1,967 square foot, one-story, single-family residence, with an attached, 487 square foot, two-car garage, and a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,500 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on August 25, 2014.)

Actual time: 5:16 p.m.

Present: Gregory Gallant and Christine Nolte, Owners; and Richard Hill, Design Advisor.

Public comment opened at 5:27 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 Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, size bulk and scale, quality of architecture and materials.
- 2) Provide details of the columns and column tops.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 175 EL CIELITO RD

A-1 Zone

(5:30)

Assessor's Parcel Number: 021-151-001

Application Number: MST2014-00353

Owner: Jeffrey Becker & Dawn Fitzgerald

Designer: J. Grant Design Studio

(Proposal to convert an existing 488 square foot attached two-car garage to habitable space, and construct a new 451 square foot attached two-car garage and a 460 square foot second-story addition at an existing 2,809 square foot single-family residence. The project includes demolition of a 178 square foot as-built deck and construction of a 76 square foot of new deck. The proposed total of 3,720 square feet, located on a 29,257 square foot lot in the Hillside Design District, is 78% of the guideline floor-to-lot-area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:34 p.m.

Present: Jason Grant, Architect.

Public comment opened at 5:38 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent with the comment that the Board is supportive of the project as submitted.

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

**** MEETING ADJOURNED AT 5:45 P.M. ****