



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, May 18, 2015

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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 3:02 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Moticha, Pierce, and Woolery.
Members absent: None.
Staff present: Limón, Eng, and Flemmings.

GENERAL BUSINESS:

A. Public Comment:

Brian Miller presented examples of the visual impacts of the flat roof designs along the Jesusita Trail.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 4, 2015**, as submitted.

Action: Bernstein/Moticha, 6/0/1. Motion carried. (Woolery abstained).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **May 11, 2015**. The Consent Minutes were reviewed by Sweeney/Pierce.

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

Motion: Ratify the Consent Minutes of **May 18, 2015**. The Consent Minutes were reviewed by Moticha.

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

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

- a. Mr. Eng announced that next week's Consent meeting will be held on Tuesday, May 26, 2015, due to the Memorial Day holiday.

E. Subcommittee Reports.

No Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 1213 HARBOR HILLS DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 035-480-037
 Application Number: MST2009-00385
 Applicant: Jarrett Gorin
 Owner: Cecil Bond Kyte
 Architect: DesignARC

(Proposal for a new 4,217 square foot, two-story residence with an attached 627 square foot, three-car garage, driveway, spa, patios, and retaining walls. The residence will be built on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. The project includes 855 cubic yard of cut and fill grading, of which 405 cubic yards will occur outside the building footprint, and 513 cubic yards will be exported off site. The proposed total floor area of 4,889 square feet is 97% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a street frontage modification.)

(Third concept review. Comments only; project must comply with Staff Hearing Officer Resolution No. 034-11. Project was last reviewed on August 30, 2010.)

Actual time: 3:14 p.m.

Present: Mark Shields, Architect; Jarrett Gorin, Land Use Planner; and Allison DeBusk, Project Planner.

Public comment opened at 3:29 p.m.

- 1) Graham Farrar spoke in support of the project.

Public comment closed at 3:30 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a landscape plan that addresses fuel management and Tier 3 Storm Water Management Requirements.
- 2) The Board supports the off-white color proposed for the exterior.
- 3) Incorporate a mix of roof tiles that are subtle in color.

Action: Pierce/Woolery, 6/1/0. Motion carried. (Bernstein opposed).

SFDB-CONCEPT REVIEW (CONT.)

2. 701 ISLAND VIEW DR

E-1 Zone

(3:50) Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Applicant: Gregory Jenkins
Owner: Petersen Family Trust

(Proposal for 140 square feet of first-floor and 603 square feet of second-floor additions to an existing one-story, 1,470 square foot single-family residence with an attached 424 square foot two-car garage. The proposed total of 2,580 square feet on a 10,000 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for zoning modifications to allow a substantial change in the basic exterior characteristics of a residence that is non-conforming to front and interior setbacks.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on March 9, 2015.)

Actual time: 3:52 p.m.

Present: Gregory Jenkins, Architect.

Public comment opened at 4:02 p.m.

A letter of expressed concerns from William "Bill" Henrikson regarding the impact of his views and the loss of his privacy was acknowledged.

Public comment closed at 4:07 p.m.

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

- 1) The Board appreciates the architect's efforts in reducing the size of the structure to mitigate impacts to the adjacent property to the south.
- 2) The modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 3) The majority of the Board Members recommend reducing the size of the second story window on the south elevation, perhaps splitting the window into two separate windows, and moving it to the west side of the structure.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1342 PORTESUELLO AVE****E-1 Zone**

(4:25) Assessor's Parcel Number: 049-252-013
Application Number: MST2015-00187
Owner: David Thomas & Associates, Inc.
Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 182 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,799 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

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

Actual time: 4:27 p.m.

Present: Alex Pujo, Architect; Jeff Doubet, Designer; and David Thomas, Owner.

Public comment opened at 4:38 p.m.

- 1) Ann McGorty, a neighbor at 1343 Portesuello Avenue, spoke in support of the project.
- 2) Robert Dial, a neighbor at 1377 Crestline Drive, spoke in support of the project.

A letter of support from Jeff and Lisa Gorrell was acknowledged.

Public comment closed at 4:42 p.m.

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

- 1) The Board supports the architecture of the project.
- 2) The modifications for the second story addition and the front yard setback are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 3) Provide a landscape plan.
- 4) Study relocating the upstairs fireplace, incorporating a third window in its place.
- 5) Consider lowering the front yard wall height to no taller than five feet.
- 6) Study replacing the door on the fourth bedroom with a window.
- 7) Upon reviewing the proposed FAR, the Board finds that 92% is acceptable.

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

SFDB-CONCEPT REVIEW (CONT.)**4. 640 AURORA AVE****E-1 Zone****(4:55)**

Assessor's Parcel Number: 035-122-014
Application Number: MST2015-00038
Owner: Nicolas A. Dincelli and Rosalyn Cole
Designer: Jason Grant Design Studio

(Proposal for a 1,230 square foot, one- and two-story addition to an existing 1,590 square foot one-story residence with attached 441 square foot two-car garage. The project includes a new covered front entry porch and upper level balcony. The proposal total of 3,261 square feet on a 13,500 square foot lot is 78% of the maximum required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested modification for changes to the basic exterior characteristics of a non-conforming residence.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested modification. Project was last reviewed on February 23, 2015.)

Actual time: 5:10 p.m.

Present: Jason Grant, Designer.

Public comment opened at 5:17 p.m.

1) Joan Coil, immediate neighbor, expressed concern regarding the preservation of her ocean view.

A letter of support from Elaine Saffan was acknowledged.

Public comment closed at 5:21 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the centered placement of the second story.
- 2) Study the articulation of the windows on the second story.
- 3) Restudy the landscape plan around the side of the garage along the wall, maintaining the continuity of the plant material.
- 4) The modification for the second story is aesthetically appropriate and acceptable.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1056 CLIFF DR****E-3 Zone**

(5:30) Assessor's Parcel Number: 035-212-016
Application Number: MST2015-00177
Applicant: Laura Weinstein
Owner: Edward St. George
Architect: Jerry Wilhelm

(Proposal to construct a 31 square foot first-floor and 479 square foot second-floor addition to an existing 1,047 square foot, one-story, single-family residence with an attached 364 square foot carport. The proposal also includes demolition and replacement of the existing carport with a 461 square foot attached two-car garage. The proposal will address violations identified in Zoning Information Report ZIR2014-00526, including removal of an existing trellis. The proposed total of 2,018 square feet on an 8,719 square foot lot in the Hillside Design District is 60% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only.)

Actual time: 5:37 p.m.

Present: Laura Weinstein, Applicant.

Public comment opened at 5:42 p.m.

- 1) Christopher Miller questioned the height of the second story addition in relation to the impact of his ocean views.

Public comment closed at 5:45 p.m.

Motion: Continued indefinitely to Consent with comments:

- 1) The Board supports the decks and finds them compatible with the neighborhood.
- 2) The second story addition is acceptable.
- 3) The garage doors are appropriate.
- 4) Provide a driveway improvement plan.
- 5) Provide compliance with Tier 3 SWMP requirements.
- 6) The Board appreciates the quality of architecture and materials.

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

*** THE BOARD RECESSED AT 5:54 P.M. AND RECONVENED AT 6:24 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 236 SALIDA DEL SOL****E-3/SD-3 Zone**

(6:25) Assessor's Parcel Number: 045-122-006
Application Number: MST2015-00155
Owner: Wagner Family Trust
Architect: Blair Weymouth
Engineer: John Oeltman
Contractor: Creations By Callis, Inc.

(Proposal to construct 446 gross square feet of second floor additions to an existing 1,681 square foot, one-story, single-family residence with an attached 485 square foot garage. The proposed total of 2,612 gross square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 82% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2015-00130.)

(Comments only; project requires Environmental Assessment.)

Actual time: 6:24 p.m.

Present: Blair Weymouth, Architect.

Public comment opened at 6:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) On the west elevation, provide the materials for the front door on the west elevation.
- 2) Study the scale of the trellis and its relationship to the front of the house.
- 3) On the east elevation, study the window fenestrations.
- 4) Study the placement of the chimney to match the roofing element.
- 5) Study the roof element relative to the second story on the north elevation.
- 6) Study the amount of proposed skylights concerning visual impacts.
- 7) On the south elevation, redesign the deck to fit with the second story addition.
- 8) Clarify the relationship of the decks with the roof.
- 9) Provide sections for the staircase and roof height locations.
- 10) Provide a landscape plan.

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

CONCEPT REVIEW - NEW ITEM**7. 312 CORDOVA DR****E-3/SD-3 Zone****(6:55)**

Assessor's Parcel Number: 045-024-009
Application Number: MST2015-00199
Architect: Peter Becker Architect
Owner: Christopher and Christiane Elsass

(Proposal to enclose the existing entry porch for a new 16 square foot addition to an existing two-story, 2,873 square foot, single family residence with an attached 416 square foot garage. The proposal will also include extending the existing roof on the south elevation, adding a shed roof at the west elevation, and door and window alterations. The proposed total of 3,307 square feet is 105% of the required floor-to-lot area ratio (FAR). This project is exempt from an FAR modification per SBMC §28.87.030.D.1.c. The proposal will address violations identified in ZIR2014-00541.)

(Comments only; project requires Environmental Assessment.)

Actual time: 6:52 p.m.

Present: Tom Henson, Architect.

Public comment opened at 6:56 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the direction of the second story addition.
- 2) Provide the proposed and existing elevations on a single sheet.
- 3) Clarify compliance with the setback of the garage windows.

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

**** MEETING ADJOURNED AT 7:10 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Joseph Moticha.

CONTINUED ITEM**A. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
 Application Number: MST2015-00222
 Owner: Porter Family Living Trust
 Owner: Susan Brodie
 Designer: Eric Swenumson

(Proposal for a 24 square foot addition at the front entry of an existing 1,436 square foot, one-story, single-family residence with a 361 square foot attached garage. The project includes the replacement of all windows and replacement of the composition shingle roof with a new standing seam metal roof. The proposed total of 1,819 square feet on a 1.32 acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 36% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Final Approval as Submitted.

NEW ITEM**B. 830 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-183-007
 Application Number: MST2015-00228
 Owner: James E. Parson and Sharon D. Vizino
 Architect: Kirk Gradin

(Proposal to legalize the "as-built" conversion of the existing 351 square foot, one-car garage into detached accessory habitable space, and construct of a new attached one-car carport. The proposal will address violations identified under enforcement case ENF2014-00641, which includes the removal of the "as-built" kitchen, and relocation of the storage cabinets and trash enclosure to comply with required interior setbacks. The proposed total of 2,530 square feet of development on a 58,727 square foot lot in the Hillside Design District is 49% of the guideline maximum floor-to-lot area ratio (FAR).)

(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.

NEW ITEM**C. 1944 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-100-019
Application Number: MST2015-00153
Owner: H. Smith Richardson, III Living Trust
Architect: Ferguson-Ettinger Architects

(Proposal to construct a new 5-foot tall automated driveway entry gate and pedestrian gate and associated 5-foot tall fencing composed of perforated carbon steel at a single-family residence in the Hillside Design District. This project requires an encroachment permit and an administrative review for an exception to the fence and wall height standards.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC §28.87.170. Determination is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

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.