



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 24, 2015 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:
FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
JOSEPH MOTICHA
LISA JAMES
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, and Woolery.
Members absent: Pierce.
Staff present: Limón, 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 August 10, 2015, as submitted.

Action: Woolery/Bernstein, 5/0/1. Motion carried. (Bernstein abstained, Pierce absent).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **August 17, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.

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

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

No Announcements.

E. Subcommittee Reports.

No Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1304 CRESTLINE DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 049-251-001

Application Number: MST2015-00385

Owner: Joseph C. Weber Revocable Trust

Architect: Sherry & Associates, Architects, Inc.

(Proposal to demolish 151 square feet of the first floor, to construct a 280 square feet of first-story addition, 227 square foot second-story addition, two new roof decks, and to convert 2 square feet of the master bedroom to deck area at an existing 2,313 square foot, two-story, single-family residence with an attached 415 square foot, two-car garage. The proposal also includes new solar tubes, a new trellis and an interior and exterior remodel to the dwelling. The proposed total of 3,082 square feet on a 9,756 square foot lot in the Hillside Design District is 81% of the required floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review to allow alterations to the roof of the dwelling, new windows, and a roof deck to be located in the required interior setback.)

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

Actual time: 3:04 p.m.

Present: Dawn Sherry, Architect.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a landscape plan.
- 2) Address the concerns regarding the modifications.
- 3) Reduce the roof deck and study the surrounding overhangs.
- 4) Study an alternative to the glass railings.
- 5) Provide sections of the southeast and southwest elevations.
- 6) Study an alternative to the glass garage doors.
- 7) Provide correct drawings on the plans.
- 8) Provide a lighting plan, specifically around the deck.
- 9) Study the trellis detail.
- 10) Show the roof ventilation, and the location of the gutters and downspouts.
- 11) The Board recommends the shingle roof as proposed.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 1427 SHORELINE DR****E-3/SD-3 Zone**

(3:45) Assessor's Parcel Number: 045-185-003
 Application Number: MST2014-00136
 Owner: Malcolm Family Trust
 Architect: Winick Architects

(This is a revised project description. Proposal for a major façade remodel and 1,539 square feet of first- and second-floor additions to an existing 1,152 square foot, two-story, single-family residence with an attached 366 square foot two-car garage. The proposal includes the conversion the existing garage into habitable space, and construction of a 440 square foot two-car carport, 82 square foot storage room, 293 square feet of patios, and 447 square feet of decks, terraces, and an exterior stair. This proposal will address violations identified in Zoning Information Report ZIR2011-00013 and enforcement case ENF2010-00744. The proposed total of 3,214 square feet on a 12,012 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone is 81% of the required maximum floor-to-lot-area ratio (FAR). This revised project includes review for a Substantial Conformance Determination to the Coastal Development Permit approved under Planning Commission Resolution 006-15.)

(First concept review for a revised project; third review overall. Project Design Approval is requested. Project requires a Substantial Conformance Determination for a Coastal Development Permit approved under Planning Commission Resolution No. 006-15. Project was last reviewed on June 13, 2014.)

Actual time: 3:42 p.m.

Present: Barry Winick and Gustavo Zinkewich, Architects; and Kelly Brodison, Assistant Planner.

Public comment opened at 3:55 p.m.

A letter of expressed concern from Ruth Levine and Richard Grossgold regarding potential fence construction for this project on their property was acknowledged.

Public comment closed at 3:57 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 Consent with comments:

- 1) The Board supports the modifications to the architecture which included moving the building to the north 12' and increasing the height to 25' - 6".
- 2) Study the lawn area on the bluff and the abrosus plant.
- 3) The project has consistency in appearance, compatibility with the neighborhood, quality materials, and superior architecture.
- 4) Clarify the roofing material.

Action: James/Woolery, 5/1/0. Motion carried. (Bernstein opposed, Pierce absent).

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 1566 W VALERIO ST****R-1 Zone**

(4:25) Assessor's Parcel Number: 041-032-030
 Application Number: MST2015-00376
 Owner: Robert R. Harris
 Architect: J. Grant Design Studio

(Proposal for a 182 first-floor addition and 302 square foot second-floor addition to an existing 972 square foot single-family residence with a 165 square foot attached one-car carport. The project includes a 128 square foot covered balcony on the second-floor. The proposed total of 1,621 square feet on a 5,483 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:17 p.m.

Present: Jason Grant, Architect.

Public comment opened at 4:25 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 with comments:

- 1) The project has consistency in appearance, compatibility with the neighborhood concerning size, bulk, and scale, and quality architecture and materials.
- 2) Restudy the clerestory window on the north elevation.
- 3) Continue open communication with the neighbors.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 4:30 P.M. AND RECONVENED AT 4:40 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1937 ROBBINS ST****R-1 Zone**

(4:55) Assessor's Parcel Number: 043-072-015
 Application Number: MST2015-00368
 Owner: Charles H. Love
 Architect: J. Grant Design Studio

(Proposal to demolish an existing 395 square foot detached two-car garage to an existing 1,300 square foot single-family residence and construct a new detached 455 square foot two-car garage with 455 square feet of accessory space above it. The proposed total of 2,210 square feet on 6,789 square foot lot is 77% of the required maximum floor-to-lot area ratio (FAR). The project includes removal of a greenhouse from the required setback and will address a violation in Zoning Information Report ZIR2002-00654.)

(Comments only; project requires Environmental Assessment.)

Actual time: 4:40 p.m.

Present: Jason Grant, Architect.

Public comment opened at 4:44 p.m.

A letter of support from Dennis and Soledad Morelos was acknowledged.

Public comment closed at 4:44 p.m.

Motion: Continued indefinitely to Consent with comments:

- 1) The project has consistency in appearance, quality architecture and materials, and follows Good Neighbor Guidelines.
- 2) Study an alternate solution for the trash site.

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

*** THE BOARD RECESSED AT 4:55 P.M. AND RECONVENED AT 5:09 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1308 SANTA TERESITA DR

A-1 Zone

(5:25) Assessor's Parcel Number: 055-141-019
Application Number: MST2015-00366
Owner: Cherry Brook Trust
Applicant: Steve Fort
Architect: Mary Andrulaitis

(Proposal for a 3,190 square foot, one-story, single-family residence with an attached 565 square foot attached two-car garage. The project includes a new driveway, swimming pool and spa, new patios, retaining walls, and a trellis patio cover in the rear yard. The proposal of 3,755 square feet on a 1-acre vacant lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:09 p.m.

Present: Steve Fort and Mary Andrulaitis, Architects.

Public comment opened at 5:17 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board/Consent with comments:

- 1) The Board accepts the contemporary approach to the architecture.
- 2) Provide the color palette and finish materials.
- 3) Provide a more developed landscape approach to include a 3D presentation of the proposed plan.
- 4) Provide further details of the section of the house that sits on street and lower grade.

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

*** THE BOARD RECESSED AT 5:35 P.M. AND RECONVENED AT 6:13 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1534 LA CORONILLA DR****E-1 Zone**

(6:30) Assessor's Parcel Number: 035-301-008
Application Number: MST2015-00373
Owner: Elk Trust
Architect: Pacific Architects, Inc.

(Proposal to demolish an existing 2,967 square foot, one-story single-family residence with an attached two-car garage and construct a new 4,193 square foot, two-story single-family residence with a 209 square foot, partially enclosed lanai, and an 498 square foot, attached two-car garage. The project includes new landscaping, hardscape, and an in-ground spa. The proposal of 4,900 square feet of development on an 18,282 square foot lot in the Hillside Design District is 111% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 6:13 p.m.

Present: Bill Wolf, Architect; and Layla Khashoggi, Owner.

Public comment opened at 6:25 p.m.

- 1) Lee Howland, neighbor at 1528 La Coronilla Drive, opposed the project, expressing concerns regarding loss of private views and potential impacts from a proposed lower patio space that may be used for socialization.

A letter of expressed concerns from J. Hans Meisnner regarding loss of privacy, light, restriction of present views, and hillside erosion was acknowledged.

Public comment closed at 6:29 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the style of architecture.
- 2) Study lowering the second story plate height to 8'.
- 3) Study the lanai on the east elevation for a different approach to the roof structure.
- 4) Reduce the glazing in the tower element.
- 5) Study the stone work on the west elevation.
- 6) Reduce the square footage.
- 7) Follow the Good Neighbor Guidelines.

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

**** MEETING ADJOURNED AT 6:58 P.M. ****