



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, September 8, 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, James, and Moticha.
Members absent: Bernstein, Pierce and 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 August 24, 2015, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **August 31, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.

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

Motion: Ratify the Consent Minutes of **September 8, 2015**. The Consent Minutes were reviewed by James/Moticha.

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

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

Mr. Eng made the following announcements:

- a) The membership terms for Chair Sweeney and Board member James are set to expire at the end of the calendar year.
- b) Board members Bernstein and Woolery will be absent.

E. Subcommittee Reports.

No Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**1. 1632 LA VISTA DEL OCEANO DR****E-1 Zone****(3:10)**

Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James Lecron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. Staff Hearing Officer review is requested for a zoning modification to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

(Comments only for a newly proposed retaining wall in the front yard and taller than 8 feet within the interior setback; project requires Staff Hearing Officer review for a requested zoning modification. The proposed residence received Project Design Approval when it was last reviewed on December 1, 2014.)

Actual time: 3:09 p.m.

Present: James Lecron, Architect.

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

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

- 1) The Board finds the 11-foot tall retaining wall in the side yard setback acceptable.
- 2) Reshape the frontage wall along the driveway, parallel to La Vista Del Oceano, to accommodate more plantings for a visual buffer.

Action: James/Moticha, 4/0/0. Motion carried. (Bernstein/Pierce/Woolery absent).

FINAL REVIEW

2. 210 MEIGS RD

E-3/SD-3 Zone

(3:20)

Assessor's Parcel Number: 045-110-011
 Application Number: MST2006-00476
 Owner: 210 Meigs Road, LLC
 Architect: East Beach Ventures Architecture
 Agent: Rich Ridgeway

(Proposal for a five lot subdivision to include street improvements, grading, and landscaping. The project required a General Plan amendment, Local Coastal Plan amendment, zone change, and a lot line adjustment between three existing lots referred to as 216 and 290 Lighthouse Road and 210 Meigs Road. The project was approved by the Planning Commission on March 5, 2009. Single-family residences are proposed for each lot under a separate application.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on April 6, 2015.)

Actual time: 3:25 p.m.

Present: Bruce Blodorn, representative for Rich Ridgeway; and Bob Cunningham, Landscape Architect.

Public comment opened at 3:32 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with comments:

- 1) The project has consistency in appearance with the scenic character of the City, compatibility with the site, and appropriate materials.
- 2) The Board recommends that the bulb-outs be paved rather than landscaped due to maintenance concerns.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 9 FELLOWSHIP CIR****E-1 Zone**

(3:40) Assessor's Parcel Number: 041-152-008
 Application Number: MST2015-00166
 Owner: Joey and Emily Benaron
 Architect: KAS Architect

(Proposal for an addition and alterations to an existing 1,503 square foot single-family dwelling with attached 1-car garage on a 9,548 square foot parcel in the Hillside Design District. The proposal includes the following work: convert the existing 226 square foot garage to habitable area and construct a new, two-story, 553 square foot, two-car attached garage/storage area with a 461 square foot second story above, a new 130 square foot entry addition, and new driveway. Also proposed is the relocation of the driveway and demolition of the front entry patio and a 103 square foot "as-built" sunroom at the rear. Three citrus trees will be removed. An existing uncovered rear deck will be demolished and rebuilt, and a new 90 square foot upper level balcony, new site fencing, and replacement of existing windows are also proposed. There will be 27 cubic yards of grading excavation and five cubic yards of fill dirt outside of the main building footprint. The proposal will address violations outlined in a Zoning Information Report (ZIR2014-00484). The proposed total of 2,543 square feet is 71% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for zoning modifications to convert the existing garage to habitable space within the required front and interior setbacks.)

(Second concept review. Comments only; project must comply with Staff Hearing Officer Resolution No. 040-15. Project was last reviewed on May 4, 2015.)

Actual time: 3:39 p.m.

Present: Kas Seefeld, Architect; Karen McConaghy, Landscape Architect; and Joey Benaron, Owner.

Public comment opened at 3:52 p.m. As no one wished to speak, public comment was closed.

Motion: 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 with comments and conditions:

- 1) The Board finds the revisions to the project acceptable.
- 2) Given the color board, landscape plan, proposed lighting, and deck detailing, the Board can make the Final Approval findings.
- 3) The Board recommends that the standing seam roof be 12 inches on center.
- 4) The landscape plan is acceptable.
- 5) Remove the king palm from the plans.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 701 ISLAND VIEW DR****E-1 Zone**

(4:10) Assessor's Parcel Number: 035-091-008
Application Number: MST2015-00074
Owner: Petersen Family Trust
Applicant: Gregory Jenkins

(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 conforming story-addition and a one-story addition with one new window in the required front setback and to allow a conforming two-story addition and alterations to the dwelling with three new windows in the required south interior setback.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 042-15. Project was last reviewed on May 18, 2015.)

Actual time: 4:02 p.m.

Present: Gregory Jenkins, Applicant.

Public comment opened at 4:05 p.m.

A letter of expressed concerns from William G. Henrikson regarding his privacy in relation to the proposed windows, and the encroachment of the proposed wall on the setbacks was acknowledged.

Public comment closed at 4:08 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 had positive comments regarding the consistency in appearance, the compatibility of the architecture with the neighborhood, and the quality of architecture and materials.
- 2) The Board finds Option B of the upstairs window configuration with the pop out in the master bedroom as the preferable design.
- 3) The existing landscaping and configuration of the house to the south does not compromise the privacy of adjacent parcels.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 4:16 P.M. AND RECONVENED AT 4:27 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 113 LA PLATA****E-3/SD-3 Zone**

(4:40) Assessor's Parcel Number: 045-201-014
Application Number: MST2015-00351
Owner: Bruce G. McCabery, III
Architect: Tom Jacobs

(Proposal to demolish the existing 1,295 square foot, one-story residence and construct a new 2,186 square foot, two-story residence with an attached 200 square foot, one-car garage and one uncovered parking space. The project includes an 86 square foot upper level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,186 square feet of development on a 5,553 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 85% of the required floor-to-lot area ratio (FAR). The project complies with the exception to provide one covered and one uncovered parking space and for the uncovered space to encroach 3 feet into the interior setback. However, this uncovered space requires Staff Hearing Officer review for a zoning modification to allow it to be located in the front yard.)

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

Actual time: 4:27 p.m.

Present: Tom Jacobs, Architect.

Public comment opened at 4:36 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the architectural style of the project.
- 2) Study lowering the plate heights on the first floor to 9 feet and on the second floor to 8 feet.
- 3) Study an alternate material for the railing, the roof deck over the garage, and the standing metal seam roof.
- 4) The Board supports the modification as aesthetically appropriate and consistent with design guidelines.

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

*** THE BOARD RECESSED AT 4:53 P.M. AND RECONVENED AT 5:08 P.M. ***

PROJECT DESIGN REVIEW**6. 1056 CLIFF DR****E-3 Zone**

(5:15) Assessor's Parcel Number: 035-212-016
Application Number: MST2015-00177
Owner: Edward St. George
Applicant: Shelby Messner
Architect: Jerry Wilhelm

(Proposal to construct a 31 square foot first-floor and 584 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 483 square foot attached two-car garage. The proposed total of 2,145 square feet on an 8,719 square foot lot in the Hillside Design District is 64% of the required maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in Zoning Information Report ZIR2014-00526, including permitting and relocation of an "as-built" trellis.)

(Project Design Approval is requested. Project was last reviewed on May 18, 2015.)

Actual time: 5:08 p.m.

Present: Jerry Wilhelm, Architect; and Shelby Messner, Planner.

Public comment opened at 5:16 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Full Board 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 Full Board with comments:

- 1) Study the stairwell and master closet area to simplify the roofline; one suggestion is a shed roof.
- 2) The general design approach is compatible with the neighborhood.
- 3) The quality of the architecture and materials is consistent with the neighborhood and good neighbor guidelines were followed.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:25 P.M. AND RECONVENED AT 6:05 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**7. 1526 LA VISTA DEL OCEANO DR****E-3 Zone**

(6:10) Assessor's Parcel Number: 035-170-020
Application Number: MST2015-00094
Owner: Stephen F. Sailer
Designer: Don Swann

(Proposal to construct 198 square feet of first-floor additions and 603 square feet of second-floor additions to an existing 1,024 square foot, one-story, single-family residence with a detached 200 square foot, one-car garage. The project includes a new 400 square foot, two-car garage, retaining walls, and exterior steps. The proposed total of 2,225 square feet of development on a 5,005 square foot lot in the Hillside Design District is 91% of the required maximum floor-to lot area (FAR). The project includes Staff Hearing Officer review for requested modifications for parking and additions in the required front setback. This project will address violations in Zoning Information Report ZIR2014-00300.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modifications. Project was last reviewed on June 1, 2015.)

Actual time: 6:05 p.m.

Present: Don Swann, Designer.

Public comment opened at 6:18 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board supports the two requested modifications in the front and interior setbacks.
- 2) The Board supports the additional garage space and can justify the new 91% FAR for this property..
- 3) The Board approves of the wall in the public right of way, as proposed and reviewed by Public Works,
- 4) Study the arched door proportions at south elevation of the second floor master bedroom.
- 5) Increase the proportion of the beam under the balcony.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 296 SCHULTE LN****A-1 Zone**

(6:40) Assessor's Parcel Number: 055-230-004
Application Number: MST2015-00395
Owner: Stone Family Trust
Architect: AB Design Studio

(Proposal to construct a 2,402 square foot, two-story single-family residence with an attached 434 square foot, two-car garage. The proposal includes two uncovered parking spaces, new site walls, patios and decks, and a pool and spa in the rear yard. The project also includes a temporary storage shed and 1,000 cubic yards of cut and fill grading to be balanced on site. The proposed total of 2,836 square feet on a 2.19 acre vacant lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 009-14.)

Actual time: 6:35 p.m.

Present: Clay Aurell, Architect; and Glen Deisler, Project Manager.

Public comment opened at 6:18 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to Consent Calendar 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 reduced FAR (compared with the previously approved proposal) is acceptable.
- 2) The Board finds that the project protects, the health, safety, and welfare of the public, follows good neighbor guidelines, and has quality architecture and materials.
- 3) The Board accepts the color board as presented and the less reflective color of flat roof design.

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

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 6:53 P.M. ****