



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, November 2, 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 3:04 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Moticha, and Pierce.
Members absent: Woolery.
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 October 19, 2015, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **October 26, 2015**. The Consent Minutes were reviewed by James/Miller.

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

Motion: Ratify the Consent Minutes of **November 2, 2015**. The Consent Minutes were reviewed by James/Miller.

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

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- b) The applicant for Item #1, 1542 Cliff Drive, has withdrawn the project and the scheduled site visit was cancelled. The applicant has indicated his intent to modify the project to be under the height threshold for requiring design review.
- c) The Planning Commission will review the project at 2321 Edgewater Way on Thursday, November 5th. A site visit is scheduled in the morning on Tuesday, November 3rd. Chair Sweeney has volunteered to represent the Single Family Design Board at the Planning Commission hearing.

2. Mr. Limón reported on a discussion held at the Architectural Board of Review (ABR) concerning the length of time allotted to reviewing projects. The ABR expressed concern that staff may not be allotting adequate time for discussion. Staff conducting a statistical analysis of ABR proceedings and found that sufficient time was allotted 70% of time. Mr. Limón requested feedback from SFDB to assess whether adjustments needed to be made for proper review of its projects. He mentioned a suggestion to include a note on agendas that presentations be limited to a third of the time allotted for review.

Chair Sweeney noted that gaps in the meeting do occur when projects are reviewed quickly; yet, also acknowledged that there are occasions when extensive public comment prolongs the review of a project. There was a consensus among the Board members that review of single family homes tends to be less controversial than projects heard at ABR. There is no need to make changes to the scheduling of projects.

Board member Bernstein suggested that applicants be advised to arrive at meetings earlier to help reduce the time the Board spends waiting. Mr. Limón's only concern was ensuring that projects are not reviewed so early that members of the public miss their opportunity to voice their comments. He acknowledged that quicker reviews will result in time spent waiting and mentioned that items could be heard ten minutes earlier than scheduled.

3. Chair Sweeney expressed concern with the application of fence and hedge height regulations, especially on sloped terrain such as that at 1542 Cliff Drive and its northerly neighbor. He anticipates that more projects will come forward with neighbors dealing with the same circumstances. He questioned if it would be necessary to include a staff recommendation during the review to provide sufficient direction to the neighbors to avoid controversy. Mr. Limón clarified that with administrative exception approvals, staff does look to the review boards for their guidance on the supportability of any over-height fence, wall, or hedge.

E. Subcommittee Reports.

No subcommittee reports.

PROJECT DESIGN REVIEW**1. 1542 CLIFF DR****E-3 Zone**

(3:10) Assessor's Parcel Number: 035-170-002
Application Number: MST2015-00409
Owner: Michael Kinderman
Architect: Tom Ochsner

(Proposal to construct a new wooden privacy screen with a height of up to 21 feet tall in the rear yard of an existing single-family residence. The proposed screen will be adjacent to an existing 5.5-foot tall retaining wall to remain. The project also includes new landscaping, a new retractable awning on wire cables in a courtyard in the rear yard, and removal of an unpermitted trellis structure. The project will address violations in Zoning Information Report ZIR2009-00333.)

(Fifth concept review. Project Design Approval is requested. Project was last reviewed on October 19, 2015.)

Project has been withdrawn at the applicant's request.

*** THE BOARD RECESSED AT 3:24 P.M. AND RECONVENED AT 3:28 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 210 MEIGS RD (LOT 1)****E-3/SD-3 Zone**

(3:35) Assessor's Parcel Number: 045-110-011
Application Number: MST2015-00498
Owner: Lighthouse Builders, LLC
Applicant: Bruce Blodorn
Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 1 of a five-lot subdivision approved under MST2006-00476.)

(Comments only.)

Actual time: 3:28 p.m.

Present: Rich Ridgeway, Agent; Richard Thorne, Architect; and Bruce Blodorn, Contractor.

Public comment opened at 3:52 p.m.

- 1) Marie La Sala, adjacent neighbor, expressed concerns regarding the high floor-to-lot area ratio (FAR) of the second and third lots, which exceed the 85% FAR.

Public comment closed at 3:53 p.m.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 2) Provide details including samples and colors.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 210 MEIGS RD (LOT 2)****E-3/SD-3 Zone****(4:10)**

Assessor's Parcel Number: 045-110-011
 Application Number: MST2015-00497
 Owner: Lighthouse Builders, LLC
 Applicant: Bruce Blodorn
 Architect: Richard Thorne

(Lot 2: Proposal for a new 2,853 square foot, two-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 7,508 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 93% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

(Comments only.)

Actual time: 3:57 p.m.

Present: Rich Ridgeway, Agent; Richard Thorne, Architect; and Bruce Blodorn, Contractor.

Public comment opened at 4:08 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the style of architecture.
- 2) The placement and arrangement of the roof is acceptable.
- 3) Reduce the square footage to a range closer to 85% FAR.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 210 MEIGS RD (LOT 3)****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 045-110-011
 Application Number: MST2015-00499
 Owner: Lighthouse Builders, LLC
 Applicant: Bruce Blodorn
 Architect: Richard Thorne

(Lot 3: Proposal for a new 2,853 square foot, two-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 8,157 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 3 of a five-lot subdivision approved under MST2006-00476.)

(Comments only.)

Actual time: 4:19 p.m.

Present: Rich Ridgeway, Agent; Richard Thorne, Architect; and Bruce Blodorn, Contractor.

Public comment opened at 4:22 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board appreciates the new approach to the design.
- 2) The roof configuration meets the Board's request concerning size, bulk, and scale.
- 3) The floor heights as submitted are acceptable.
- 4) The Board recognizes the applicant's effort to reduce the FAR and finds the approach acceptable.

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

*** THE BOARD RECESSED AT 4:26 P.M. AND RECONVENED AT 4:58 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1212 SAN MIGUEL AVE****E-3/SD-3 Zone**

(5:10) Assessor's Parcel Number: 045-050-012
 Application Number: MST2015-00367
 Owner: Douglas Carman
 Architect: Jason Grant Design Studio

(Proposal for a 399 square foot second-story addition and a 92 square foot balcony to an existing 812 square foot, one-story single-family residence with a detached 241 square foot, one-car garage in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 1,452 square feet is 57% of the maximum required floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested for alterations to the covered entry, window and doors in the required front setback, and to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence in the required front setback.)

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

Actual time: 4:58 p.m.

Present: Jason Grant, Architect.

Public comment opened at 5:02 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 quality of architecture and materials, and the consistency in appearance with the neighborhood.
- 2) The front porch modification is acceptable.
- 3) The 60 square foot deck is acceptable.

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

*** THE BOARD RECESSED AT 5:12 P.M. AND RECONVENED AT 6:02 P.M. ***

PROJECT DESIGN AND FINAL REVIEW

6. 611 HOLMCREST RD

E-1 Zone

(6:10) Assessor's Parcel Number: 019-331-012
Application Number: MST2015-00305
Owner: Brett Slatkin
Architect: Wade Davis Design

(This is a revised project description. Proposal to enclose a covered deck and permit an "as-built" closet at the lower floor to become 76 square feet of habitable area and to enclose a portion of a covered deck on the upper floor to become 27 square feet of habitable area. The project includes an 85 square foot upper floor addition. The additions and alterations will result in a total of 188 square feet of new additions to the existing 1,326 square foot, two-level residence with an attached one-car garage. The project also includes replacing an existing uncovered porch with a new 64 square foot front entry deck, new lower and upper floor deck extensions of 109 and 103 square feet, respectively, and new windows and doors. The proposed total of 1,514 square feet on a 5,629 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio [FAR]. This project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks. Violations listed in Zoning Information Report [ZIR2014-00366] will be addressed with this project.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 056-15. Project was last reviewed on July 13, 2015.)

Actual time: 6:02 p.m.

Present: Jim Davis, Architect.

Public comment opened at 6:06 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) Provide a partial landscape plan to soften the south side of the deck; the existing landscape along the street frontage is acceptable.
- 2) The proposed roof material and exterior lighting are acceptable.
- 3) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, and quality of architecture and materials.
- 4) The Board finds no obstruction in views.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 6:19 P.M. AND RECONVENED AT 6:24 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 113 LA PLATA

E-3/SD-3 Zone

(6:40)

Assessor's Parcel Number: 045-201-014
 Application Number: MST2015-00351
 Owner: Bruce G. McAbery, III
 Architect: Tom Jacobs

(This is a revised project description to change the garage configuration of the previous proposal. Proposal to demolish the existing 1,295 square foot, one-story residence and attached one-car garage and construct a new 2,333 square foot, two-story residence with an attached two-car garage. The project includes an 86 square foot upper-level deck, new driveway and relocated curb cut, landscaping, and fencing. The proposed total of 2,333 square feet on a 5,553 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 91% of the required floor-to-lot area ratio [FAR].)

(This is the first Concept Review of a revised project. Project Design Approval is requested. Project was last reviewed on September 8, 2015.)

Actual time: 6:24 p.m.

Present: Tom Jacobs, Architect; and Robert Adams, Landscape Architect.

Public comment opened at 6:37 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) The Board supports the overall style of the architecture.
- 2) Study reducing the size of the home in a range closer to 85% FAR.
- 3) Study lowering the plate heights on the first floor to 9 feet and on the second floor to 8 feet.
- 4) The Board appreciates the applicant's efforts in seeking neighborhood compatibility.

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

**** MEETING ADJOURNED AT 6:57 P.M. ****