



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 14, 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
GABRIELE COOK, Recording 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 3:01 p.m.

ATTENDANCE:

Members present: Sweeney, Miller (3:02 p.m.), Moticha (present until 5:48 p.m.), Bernstein, Pierce (3:03 p.m.), and Woolery (present until 5:14 p.m.).
Members absent: James.
Staff present: Eng and Cook.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 30, 2015**, as submitted.
Action: Woolery/Bernstein, 5/0/0. Motion carried. (James/Pierce absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar for **December 7, 2015**. The Consent Calendar was reviewed by **Miller and James**.

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

Motion: Ratify the Consent Calendar for **December 14, 2015**. The Consent Calendar was reviewed by **Miller and Pierce**.

Action: Woolery/Bernstein, 6/0/0. Motion carried. (James 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 Lisa James will be absent from today's meeting.
- b) Due to the City holiday closure from December 24, 2015 to January 3, 2016, the regularly scheduled Consent and Full Board meetings on December 28, 2015 are canceled.
- c) A special Full Board meeting will be held Tuesday, January 5, 2016.

E. Subcommittee Reports: No subcommittee reports.

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

FINAL REVIEW**1. 523 CONEJO RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-062-008

Application Number: MST2014-00212

Owner: Gina Y. Han

Applicant: Ali Jeevanjee

Contractor: Ahmad Morshedi

(Proposal to construct a new 2,529 square foot, two-story single-family residence with an attached two-car garage on an 8,427 square foot lot previously destroyed by the Tea Fire. The project includes a 1,000 square foot uncovered patio. This proposal in the Hillside Design District is 77% of the required maximum floor-to-lot area ratio (FAR) and includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 2014-00242. Project was last reviewed on November 3, 2014.)

Actual time: 3:25 p.m.

Present: Ali Jeevanjee, Architect.

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

Motion: Continued indefinitely to Consent with comments:

- 1) Provide a final landscape plan.
- 2) Study exterior colors to be more earthtone; should gray be proposed, the Board advises the selection of warmer gray colors.
- 3) Provide color samples for permeable pavers.

Action: Miller/Bernstein, 5/0/1. Motion carried. (Moticha abstained, James absent).

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF AGENDA ORDER. ***

FINAL REVIEW**2. 1177 LAS ALTURAS RD****A-1 Zone**

(3:30) Assessor's Parcel Number: 019-113-004
Application Number: MST2015-00488
Owner: Virginia Moede
Architect: Patrick Tighe
Applicant: Albert Chavez

(Proposal for first- and second-floor alterations that will result in a net reduction of 4 square feet to an existing two-story, 1,973 square foot residence. The project includes a 144 square foot addition to an existing 283 square foot accessory space located above a 437 square foot detached two-car garage. The project also includes a new pool in the front yard, new windows and doors, two-uncovered parking spaces, removal of roof eaves, site work, and a new exterior finishes. The proposed total of 2,606 square feet of a 18,816 square foot lot in the Hillside Design District is 59% of the required maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on October 19, 2015.)

Actual time: 3:08 p.m.

Present: Patrick Tighe, Architect; Albert Chavez, Applicant; and Virginia Moede, Owner.

Public comment opened at 3:17 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval as submitted.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 2941 VALENCIA DR****E-3 Zone**

(3:55) Assessor's Parcel Number: 053-362-010
Application Number: MST2015-00529
Owner: Joy Bronson Smith, Revocable Living Trust
Architect: Gregory Jenkins

(Proposal to construct a 27 square foot first-floor addition and a 640 square foot second-floor addition to an existing 1,107 square foot, one-story, single-family residence with a 304 square foot detached two-car garage. The project includes a new covered upper-level balcony and an interior remodel. The proposed total of 2,078 square feet on a 5,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2012-00374.)

(Project Design Approval is requested.)

Actual time: 3:45 p.m.

Present: Greg Jenkins, Architect.

Public comment opened at 3:49 p.m. As no one wished to speak, public comment was closed.

Motion: Continued three weeks to Full Board with comments:

- 1) Study lowering the plate height of the second floor.
- 2) Study reducing the roof pitch.
- 3) The Board finds the general direction of architecture acceptable.
- 4) Provide a photographic streetscape study of the subject property and the adjacent properties.
- 5) Consider vertical wall element to break up front elevation.

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

***** THE BOARD RECESSED AT APPROX. 4:07 P.M., AND RECOVERED AT 4:19 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 1686 LAS CANOAS RD

A-1 Zone

(4:30) Assessor's Parcel Number: 021-072-007
 Application Number: MST2015-00573
 Owner: Linda Kiefer
 Architect: Sherry Associates

(Proposal to add 748 square feet of first-story additions to an existing 2,960 square foot, one-story, single-family residence with an attached 443 square foot, two-car garage. The alterations include converting the existing garage into habitable space and the construction of a new 750 square foot, three-car garage. The proposal also includes a 1,024 square foot accessory building, a new trellis, a new raised deck, railing and stairs, a new equestrian arena, round pen, and pasture shelters, and permitting "as-built" changes to the driveway and an "as-built" gate and fence that will require an Administrative Exception to fence height limitations. The proposed total of 5,925 square feet on a 2.4 acre lot in the Hillside Design District is 104% of the guideline maximum floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review is requested for zoning modifications to allow the total amount of accessory space to exceed 500 square feet, to allow the accessory space to be located in the front yard, to allow the proposed pen to encroach into the required 75 foot front setback and for the arena and pen to encroach into the required interior setback.)

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

Actual time: 4:19 p.m.

Present: Dawn Sherry, Architect; and Linda Kiefer, Owner.

Public comment opened at 4:48 p.m.

- 1) Dr. Julie Coburn, neighbor at 1692 Las Canoas Rd., expressed opposition and concerns regarding the keeping of horses and equestrian facilities at the adjacent property. She cited neighborhood compatibility concerns and adverse impacts on her property value.

A letter of expressed concerns from Dr. Julie Coburn in opposition to horses and horse facilities on the adjacent neighboring property was acknowledged.

Public comment closed at 4:53 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the placement of the equestrian structures and redesign them to be more in compliance with the design guidelines and zoning setbacks.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1758 CALLE BOCA DEL CANON****R-1 Zone****(5:05)**

Assessor's Parcel Number: 041-062-033
 Application Number: MST2015-00577
 Owner: Leslie & Diane Ekker, Revocable Living Trust
 Applicant: Raymond Appleton
 Architect: Balance Associates
 Engineer: Ashley & Vance Eng.

(Proposal to demolish the existing 925 sq. ft. single-family dwelling and 742 square foot garage and to construct a new modular 2,784 square foot one-story single family dwelling with a detached 740 sq. ft. garage, new decks, a new driveway and motorcourt and 97.9 cubic yards of cut and 97.9 cubic yard of fill for the driveway and motorcourt, a new 88 linear foot, six-foot high CMU wall to replace the "as-built" retaining. The proposal will address violations outlined in ZIR2015-00292 and ENF2013-01382.)

(Comments Only.)

Actual time: 5:14 p.m.

Present: Raymond Appleton, Applicant; Leslie and Diane Ekker, Owners.

Public comment opened at 5:29 p.m.

- 1) Tom Griffin, adjacent neighbor at 1758 Calle Cerro expressed support for the project.

Public comment closed at 5:31 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the quality of the proposal, and time and effort to create a sustainable, non-obtrusive design.
- 2) Provide roofing material.
- 3) The Board supports the location of solar panels on the garage.
- 4) Provide solar panel materials.
- 5) Provide landscape plan for entry area of property.

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

***** THE BOARD RECESSED AT APPROX. 5:48 P.M., AND RECOVERED AT 6:16 P.M. *****

PROJECT DESIGN REVIEW**6. 1893 EUCALYPTUS HILL RD****A-2 Zone**

(6:05) Assessor's Parcel Number: 015-040-033
 Application Number: MST2015-00017
 Owner: David and Judy B. Jones
 Architect: Tom Meaney
 Contractor: Giffin & Crane General Contractors, Inc.

(This is a revised proposal to demolish an existing 4,000 square foot, single-family residence and construct a new 6,780 square foot, two-story, single-family residence with a basement, and an attached three-car garage. The project includes a new pool and associated hardscape, new landscaping, and 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,780 square feet (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio (FAR). The project will address a building violation identified in Zoning Information Report ZIR2014-00364. The revised project will result in a revised exterior design and reductions to the previously approved 6,850 square feet and 109% FAR.)

(Action may be taken if sufficient information is provided. Project was last reviewed on February 9, 2015.)

Actual time: 6:16 p.m.

Present: Tom Meaney, Architect; and Sam Maphis, Landscape Architect.

Public comment opened at 6:28 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 Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 511 BROSIAN WAY****A-1/SD-3 Zone**

(6:35) Assessor's Parcel Number: 047-030-011
 Application Number: MST2015-00569
 Owner: John Park
 Architect: Cearnal Andrulaitis, LLP

(Proposal for a new 7,200 square foot tennis court at a single-family residence on 2.22 acre lot in the Hillside Design District and located within both the appealable and non-appealable jurisdictions of the Coastal Zone. The tennis court will be developed within the non-appealable jurisdiction of the Coastal Zone and will require Coastal Review. The project includes 1,334 cubic yards of cut and fill grading to be balanced on the site and includes revisions to a previously approved landscape plan under MST2014-00149.)

(Project Design Approval is requested. Project requires findings for grading in the Hillside Design District.)

Actual time: 6:37 p.m.

Present: Brian Cearnal, Architect; John Park, Owner.

Public comment opened at 6:43 p.m. As no one wished to speak, public comment was closed.

A letter of expressed support from adjacent neighbors Robert and Collette Farouzandeh was acknowledged.

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 Full Board Review with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) No tennis court lighting will be approved for this project.
- 3) The Board found the fence configuration acceptable as presented. (The tennis court enclosure will be lower in height at the middle of the court.)
- 4) Provide final grading details.

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

The ten-day appeal period was announced.

**** The Following Noticed Agenda Item was Postponed Indefinitely at the Applicant's Request. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 2255 LAS TUNAS RD

A-1 Zone

(0:00) Assessor's Parcel Number: 019-162-008
 Application Number: MST2015-00571
 Owner: Tracy Rochestie
 Applicant: Teri Malinowski
 Architect: Chris Cottrell

(Proposal to construct 139 square feet ground floor additions and a new 881 square foot second story to an existing one-story 1,690 square foot, single-family residence and an attached 421 square foot two-car carport. The proposal also includes a total of 901 square feet of patios, and the reconfiguration of the carport and outdoor storage. The proposed total of 3,142 square feet located on a 15,959 square foot lot in the Hillside Design District is 72% of the guideline floor-to-lot area ratio (FAR). Proposal will address violations identified in enforcement case ENF2015-00501 and Zoning Information Report ZIR2015-00060. Staff Hearing officer review is requested for zoning modifications to allow alterations in the interior setback and to construct a conforming second-story addition that will change the basic exterior characteristics of the existing one-story residence that is non-conforming to two interior setbacks.)

(Project was Postponed Indefinitely at the Applicant's Request.)

***** MEETING ADJOURNED AT 7:06 P.M. *****