



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, March 21, 2016 **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: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 LETICIA I. MIGUEL, 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 3:01 p.m.

ATTENDANCE:

Members present: Sweeney, Miller, Moticha, Bernstein, James, Pierce, and Woolery.

Members absent: None.

Staff present: Limón (present until 5:33), Eng and Miguel.

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 of the Single Family Design Board meeting of **March 7, 2016.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **March 7, 2016**, as

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

C. Consent Review.

Motion: Ratify the Consent Review for **March 14, 2016**. The Consent Review was reviewed by **Fred Sweeney** and **Jaime Pierce**.

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

Motion: Ratify the Consent Review for **March 21, 2016**. The Consent Calendar was reviewed by **Fred Sweeney** and **Jaime Pierce**.

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

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

There were no announcements at this time.

E. Subcommittee Reports: There were no reports.

PROJECT DESIGN REVIEW

1. 210 MEIGS RD (LOT 4)

E-3/SD-3 Zone

(3:10)

Assessor's Parcel Number: 045-110-011

Application Number: MST2015-00606

Owner: Lighthouse Builders LLC

Applicant: Bruce Blodorn

Architect: Richard Thorne

(**Lot 4:** Proposal for a new 2,388 square foot, two-story, single-family residence with a 400 square foot, attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,788 square feet on a newly created 7,787 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 4** of a five-lot subdivision approved under MST2006-00476.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed on January 5, 2016.)

Actual time: 3:06 p.m.

Present: Bruce Blodorn, Applicant.

Public comment opened at 3:10 p.m. As no one wished to speak, public comment was closed.

Motion: Continued 2 weeks to Full Board with comments:

1) Show previously requested windows on the north elevation.

2) Return with updated landscape plans for side yard.

3) Because space between the wall at the easterly property line and the residence is limited, a hedge is not appropriate planting for this area. The Board finds the 8-foot wall sufficient for screening.

4) Remove the proposed lemon bottle brush tree from the eastern interior setback.

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

PROJECT DESIGN & FINAL REVIEW**2. 1212 SAN MIGUEL AVE****E-3/SD-3 Zone**

(3:25) 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.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 008-16. Project was last reviewed on November 2, 2015.)

Actual time: 3:28 p.m.

Present: Jason Grant, Architect; and Jessica Harlin, Landscape Designer.

Public comment opened at 3:35 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 to the Consent 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) Provide an irrigation plan.
- 3) Provide previously approved roof material (asphalt shingles instead of metal standing seam roof)
- 4) Show landscape lighting.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 1758 CALLE BOCA DEL CANON****R-1 Zone****(3:50)**

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 Engineering

(Proposal to demolish the existing 925 square foot 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 square foot 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 motor court, a new 88 linear foot, six-foot high CMU wall to replace the "as-built" retaining wall. The proposed total of 3,524 square feet on a 1.44 acre lot in the Hillside Design District is 68% of the guideline maximum floor-to-lot area ratio. The proposal will address violations outlined in ZIR2015-00292 and ENF2013-01382.)

(Project Design Approval is requested. Project was last reviewed on December 14, 2015.)

Actual time: 3:48 p.m.

Present: Raymond Appleton, Applicant; and Leslie Ekker, Owner.

Public comment opened at 3:53 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 Review with comments:

- 1) Provide a complete set of drawings for Final Approval.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, and good neighbor guidelines.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 1686 LAS CANOAS RD****A-1 Zone**

(4:20) Assessor's Parcel Number: 021-072-007
 Application Number: MST2015-00573
 Owner: Linda Kiefer
 Architect: Sherry Associates

(This is a revised project description. Proposal to add 448 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 572 square foot, two-car garage and 421 square feet accessory space in a detached building in the remaining front yard. The proposal also includes an additional 1,203 square foot accessory building, a new trellis, a new raised deck with 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 6,047 square feet on a 2.4 acre lot in the Hillside Design District is 106% 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 accessory space to be located in the front yard. The revised project will result in an additional 122 square feet and an increase of 2% of the FAR from the last reviewed proposal. Front and interior setback modifications are no longer requested for equestrian structures that have been relocated outside of these setbacks.)

(Second concept review. Comments only; project requires an environmental assessment and Staff Hearing Officer review for requested modifications.)

Actual time: 4:24 p.m.

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

Public comment opened at 4:33 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping
- 2) The Board supports the modifications for accessory square footage in excess of 500 square feet and for accessory buildings to be located in the front yard.
- 3) Show all metal finishes for tack room and hay storage structures to have a matte finish.
- 4) Return with lighting and landscape plans.
- 5) Provide screening for covered hay storage area.

Action: Pierce/Miller, 6/1/0. Motion carried. (Sweeney opposed).

SFDB-CONCEPT REVIEW (CONT.)**5. 626 ALSTON RD****A-2 Zone**

(4:55) Assessor's Parcel Number: 015-171-020
 Application Number: MST2015-00463
 Owner: Fentisov Living Trust
 Architect: Jose Luis Esparza

(This is a revised project description for a new 3,882 square foot, two-story, single-family residence with 660 square feet of attached garages for three cars. The project includes a 1,181 gross square foot covered patio, 1,183 gross square feet of terraces, a covered entry porch, new driveway and driveway gate, walkways, a built-in hot tub, fountains, and new landscaping. It also proposes 609 square feet of cut-and-fill grading, of which 284 cubic yards will occur outside of the building footprint, and 214 cubic yards will be exported off site. The proposed total of 4,542 square feet on a 1.1 acre vacant lot in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio [FAR]. The revised project has been reoriented on the site and is a 394 square foot and 9% FAR reduction from the last proposal. A previously requested zoning modification for an oversized garage is no longer pursued.)

(Second concept review. Comments only; project requires an Environmental Assessment. Project was last reviewed on October 5, 2015.)

Actual time: 4:59 p.m.

Present: Jose Luis Esparza, Architect; and Ray Greenwall, Project Manager.

Public comment opened at 5:17 p.m.

1) Patrick Maiani, neighbor, support; expressed that the project would fit into neighborhood.

Letters and emails in opposition were acknowledged and received from; Susan & Bobby Shand; Therese VanWolsswinkel; Valerie Froscher & Pat Brodie; Kathy & JB Marvin; Vicki L. Klassen; Cindy Steffen & Ken Rideout; Raye Haskell & Keith Melville; Barbara Ireland; Patricia Quealy Moore & Walter K. Moore.

Public comment closed at 5:29 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The style of the architecture is appropriate for the neighborhood; however, re-evaluate the design of the house and study the consistency and coherence of different architectural elements such as windows and columns.
- 2) Study the placement of the fire places so that they are more consistent with the location of the adjacent roofs.
- 3) The Board cannot support the locations of the garages in two different locations.
- 4) The Board will not support a roof deck.
- 5) The Board recommends the architect research and study work by the following architects: Bertram Goodhue, Wallace Neff, George Washington Smith, and James Osborne Craig to help support and inform the design of this home.
- 6) Return with site sections.
- 7) Re-visit the footprint of the house in relationship to the site contours and adjacency to the northerly property at 612 Alston Rd and study the placement and orientation of the garage elements; the Board feels that the driveway approach to garages will not work.

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

**** MEETING ADJOURNED AT 6:00 P.M. ****