



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, October 31, 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
 DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 KATIE MAMULSKI, Planning Technician
 KATHLEEN GOO, 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 3:00 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, James (present @ 3:01 p.m.), Moticha, and Woolery.
Members absent: Bernstein.
Staff present: Mamulski and Goo.

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 **October 17, 2016.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **October 17, 2016**, as submitted.
Action: James/Moticha, 5/0/0. Motion carried. (Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for of **October 24, 2016**. The Consent Calendar was reviewed by **Fred Sweeney and Denise Woolery**.

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

Motion: Ratify the Consent Calendar for of **October 31, 2016**. The Consent Calendar was reviewed by **Fred Sweeney and Lisa James**.

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

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

1. Ms. Mamulski announced:

- a) The City Clerk's Office at City Hall has one current candidate for SFDB Landscape Architect for the 2017 roster, though the City Clerk's Office is still accepting recruit applications.
- b) Board member Bernstein will be absent from the meeting.

E. Subcommittee Reports: No subcommittee reports.

FINAL REVIEW**1. 210 LA VISTA GRANDE****E-1 Zone**

(3:10) Assessor's Parcel Number: 015-130-003
 Application Number: MST2015-00452
 Owner: David V. Rossi
 Applicant: John Beauchamp
 Landscape Architect: Lane Goodkind

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00242.)

(Final Approval is requested.)

Actual time: 3:06 p.m.

Present: John Beauchamp, Applicant; Lane Goodkind, Landscape Architect; and Kay Rossi, Owner.

Public comment opened at 3:18 p.m. As no one wished to speak, public comment was closed.

Motion: Continued one week to Consent Review with comments:

- 1) Return with a more tone down the color for the exterior stucco.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and that the project follows good neighbor guidelines.

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

PROJECT DESIGN REVIEW**2. 246 SAN CLEMENTE****E-3/SD-3 Zone**

(3:30) Assessor's Parcel Number: 045-152-025
Application Number: MST2015-00598
Owner: Jewell Family Trust
Applicant: Jarrett Gorin
Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 194 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 sq. ft. detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested for a parking modification to allow one covered parking space on site, instead of the two covered parking spaces required.)

(Project Design and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No. 050-16, Planning Commission Appeal Resolution No. 028-16, and was last reviewed April 4, 2016.)

Actual time: 3:31 p.m.

Present: Jeremy and Carolyn Jewell, Owners.

Public comment opened at 3:41 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 the project follows good neighbor guidelines.
- 2) The Board finds acceptable the proposed windows changes, addition of sliders, removal of the pop-out element, removal of the tool shed that eliminated the height infringement, roof changes, and the addition of permeable pavers.
- 3) Provide a dimension correction on the plans to the windows on the south elevation.
- 4) Provide a color board.
- 5) Provide a photograph of the proposed roofing materials.
- 6) Provide a cut-sheet of proposed lighting fixtures and locations.
- 7) Provide an electrical plan.
- 8) Provide a roof plan.
- 9) Provide downspout locations, gutters, and other further details on the full building plans.
- 10) Provide other complete requirements per the Final Approval check-list provided by the Planning Counter.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**3. 1207 VISCAINO RD****E-1 Zone**

(4:00) Assessor's Parcel Number: 019-232-002
 Application Number: MST2016-00468
 Owner: Carin Craig
 Applicant: David Ferrin

(Proposal to replace existing 754 square foot south facing upper level exterior deck and stairs with new 749 square foot deck and stairs, a new 450 square foot trellis over a portion of the deck, a new dormer at the south facing elevation at trellis, and expansion of the existing side patios with pervious surfaces.)

(Action may be taken if sufficient information is provided; Project must comply with SWMP requirements.)

Actual time: 3:50 p.m.

Present: John Fenske, Project Manager.

Public comment opened at 4:00 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with the comment that the Board does not find acceptable the proposed standing seam metal roof, glass railings, and the extensive cantilever of the deck. The Board looks forward to another design for this project.

Action: Woolery/Moticha, 5/0/0. Motion carried. (Bernstein absent).

*** THE BOARD RECESSED AT 4:13 P.M., AND RECONVENED AT 4:22 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)**4. 1120 LUNETTA PZ****E-3/SD-3 Zone**

(4:30) Assessor's Parcel Number: 045-222-007
 Application Number: MST2016-00098
 Owner: Jay P. Roston Trust
 Architect: Becker Henson Niksto Architects

(Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review; Project requires Coastal Review and was last reviewed October 3, 2016.)

Actual time: 4:22 p.m.

Present: Tom Henson, Architect.

Public comment opened at 4:24 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) The Board appreciates the proposed changes made by the Applicant and has completed all the Board's requested changes.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials is appropriate, and that the project follows good neighbor guidelines.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 4:27 P.M., AND RECONVENED AT 4:35 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)

5. 1531 W VALERIO ST

A-2 Zone

(4:50)

Assessor's Parcel Number: 041-071-041
 Application Number: MST2016-00450
 Owner: Jeffrey Alan Living Sears Trust
 Architect: W. David Winitzky

(Proposal to construct a new three-story 2,590 square foot single-family residence with an attached 474 square foot two-car garage and a detached 244 square foot one-car garage on a previously vacant lot. The proposal includes a total of 250 cubic yards of grading, 162 cubic yards cut and 27.8 cubic yards fill under the building and 167 cubic yards of cut and 52.8 cubic yards of fill on site. Also proposed is 1,148 square feet of roof decks, 619 square feet of decks at grade, site walls, new driveway and two uncovered parking spaces. The proposed total of 3,310 square feet located on a 74,790 square foot lot located in the Hillside Design District, is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project requires environmental assessment, must comply with Planning Commission Resolution No. 007-07, and was last reviewed October 17, 2016.)

Actual time: 4:37 p.m.

Present: W. David Winitzky, Architect.

Public comment opened at 4:46 p.m.

- 1) Daniel Emmett (neighbor), spoke of concerns regarding the work upslope and previous unpermitted grading, water run-off impacts.

Emails of concerns from Christina Franquet, Kathryn Pieron, Irene Kasper regarding lack of neighborhood compatibility and the proposed large three-story project were acknowledged and read into the record.

Public comment closed at 4:50 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the modification of the tower to mitigate the lantern effect, and other proposed changes to the size and colors.
- 2) Restudy the proposed roof and possibly introduce sloped roof elements to be in keeping with neighborhood compatibility.
- 3) Restudy the translucent appearance of the proposed garage doors, especially for the garage that is closer to the street to avoid a possible lantern effect.
- 4) The Board supports the required walking path from Valerio Street to the house.

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

SFDB-CONCEPT REVIEW (CONT.)**6. 929 ALSTON RD****A-2 Zone****(5:10)**

Assessor's Parcel Number: 015-174-004
 Application Number: MST2016-00104
 Owner: Tarlow Family Trust
 Architect: Warner Young

(Proposal to demolish the 2,217 square foot habitable main level of a two-level, single-family residence with an attached 445 square foot two-car garage located below to remain. The project proposes a new 2,503 square foot main level to be built on a slightly enlarged footprint over the existing foundation, with a new architectural style. The project includes an enlarged and newly covered terrace. No changes are proposed for an existing detached 721 square foot accessory building. The proposed total of 3,669 square feet on a one-acre lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided; Project was last reviewed June 27, 2016.)

Actual time: 5:10 p.m.

Present: Warner Young, Architect.

Public comment opened at 5:20 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) This Approval is conditional upon staff confirmation the posting Notice of Development requirements for this project have been complied with at the project site.
- 2) Restudy a redesign of the columns of the terrace off the living room.
- 3) Provide a landscape plan.
- 4) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and that the project follows good neighbor guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 626 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

(5:40) Assessor's Parcel Number: 035-112-026
 Application Number: MST2016-00396
 Owner: James C. Henry III

(Proposal to demolish an existing 2,320 square foot one-story residence and 663 square foot attached garage and construct a new 3,614 square foot one-story residence with an attached 471 square foot two-car garage and 1,911 square feet of covered decks in the Planned Unit Development. The proposed total of 4,028 square feet on a 16,204 square foot lot located in the Hillside Design District is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only; Project must comply with Tier 3 SWMP requirements.)

Actual time: 5:35 p.m.

Present: Jose Contreras, Applicant.

Public comment opened at 5:44 p.m.

1) Vincent Posner (neighbor), spoke of concerns regarding proposed landscape plantings.

A speaker slip of concerns from Barbara Dixon was acknowledged and read into the record as Ms. Dixon was unable to stay to state her comments and road damage concerns on the project.

Public comment closed at 5:47 p.m.

Staff read into the record the City's City Municipal Code and Zoning Ordinance regarding the Board's purview in response to concerns from home owner associations. It was clarified that the Board has no purview to require or compel the Applicant to comply with home owner association requests and can only suggest compliance. The Board also has no purview regarding the road conditions surrounding the project.

Motion: Continued indefinitely to the Full Board with comments:

- 1) The Board finds acceptable the Applicant's approach to the project, and the Home Owners Association's required colors.
- 2) Provide a landscape plan, and consider using different plant materials.
- 3) As a courtesy, reconsider height issues of neighboring properties.
- 4) Consider a different roofing material.
- 5) Provide Storm Water Management Program requirements prior to Final Approval.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 1527 DOVER RD****E-1 Zone**

(6:10) Assessor's Parcel Number: 019-194-001
Application Number: MST2016-00461
Owner: Central Coast Holdings, Inc.
Owner: RMCX07, LLC
Agent: Jarrett Gorin
Architect: Brewer Gordon

(Proposal to construct a 2,770 square-foot, two-story single family residence with a 467 square-foot, detached two-car garage and a 374 square-foot detached accessory space on a 13,991 square foot vacant lot. The project also includes a new 12'5" x 22'5' swimming pool with associated equipment, 1,935 square feet of covered and uncovered decks, landscaping and other site improvements. There is a total of 815 cubic yards of proposed grading on the site, 329 cubic yards is located within the building footprint, and 486 cubic yards is outside the building footprint and 388 cubic yards of import. Of the total site pavements, impermeable surfaces comprise 4,279 square feet of the lot and 1,437 square feet of paving is permeable. The proposed total of 3,611 square feet on a 13,991 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR).).

(Comments Only; Project requires environmental assessment.)

Actual time: 6:08 p.m.

Present: Jarrett Gorin, Agent; Brewer Gordon, Architect; and Robert Adams, Landscape Architect.

Public comment opened at 6:22 p.m. As no one wished to speak, public comment was closed.

A speaker slip was filled-out and submitted by Joan Rutkowski (neighbor); however, she left the meeting without speaking before the agenda item was reviewed.

An email in support from Mary Blackwood Collier, Ph.D. was acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the proposed style and design of the house.
- 2) The Board finds the proposed 85% FAR acceptable.
- 3) The Board still has some concerns regarding the front gate location; provide details of the front gate location on the plans, and provide photographs of the neighbor on the southwest to clarify window details and/or any privacy impacts.

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

**** MEETING ADJOURNED AT 6:32 P.M. ****