



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, December 12, 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
KRYSTAL M. VAUGHN, 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. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce, and Woolery (arrived at 3:03 p.m.).
Members absent: None.
Staff present: Limón, Mamulski, and Vaughn.

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 November 28, 2016, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Calendar for of **December 5, 2016**. The Consent Calendar was reviewed by **Fred Sweeney and Denise Woolery**.

Action: James/Bernstein, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar for of **December 12, 2016**. The Consent Calendar was reviewed by **Fred Sweeney and Denise Woolery**.

Action: Woolery/Moticha, 6/0/0. Motion carried.

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

Ms. Mamulski made the following announcements:

1. Community Development's holiday closure will be from December 26 to January 2, 2017.
2. January 9, 2017, the first meeting of next year, will be the start of the new consent agenda rotation which will include Board Member James and Board Member Moticha.
3. The January 9, 2017 meeting will include a New Zoning Ordinance (NZO) discussion item and an election will be held to elect the new Chair for 2017.
4. The applicant for 606 Sunrise Vista Way has retracted his appeal and will be returning to consent.

E. Subcommittee Reports:

New Zoning Ordinance sub-committee will meet before the January 9, 2017 meeting so as to review the material to be discussed at the January 9, 2017 meeting.

FINAL REVIEW**1. 920 MISSION RIDGE RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-032-012

Application Number: MST2016-00333

Owner: Bob & Kim Gatof

Architect: Ferguson-Ettinger Architects

(Proposal for minor exterior alterations to the existing two-story single-family residence including a new 662 square foot attached one-story addition, a new 500 square foot detached accessory building, replaced decks and new decks at master bedroom and accessory building. Also proposed is a new pool that will require 250 cubic yards of cut and 10 cubic yards of fill. The proposed total of 3,494 square feet on a 47,138 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed August 22, 2016.)

Actual time: 3:09 p.m.

Present: Brett Ettinger, Architect.

Public comment opened at 3:23 p.m. and as no one wished to speak, public comment was closed.

Motion: 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, and continued one week to consent with comments:

1. The Board appreciates the relocation, and low decibel substitution of the pool equipment.
2. Provide an irrigation plan showing overhead watering on the *carex* native sedge.

Action: James/Miller, 6/0/0. Motion carried.

PROJECT DESIGN REVIEW**2. 288 CANON DR****E-2/SD-2 Zone****(3:30)**

Assessor's Parcel Number: 053-142-010
Application Number: MST2015-00549
Owner: Labrie L Wayne/Elizabeth B
Architect: Wayne Labrie Architect

(Proposal for 2,378 square feet of additions to an existing 2,576 square foot two-story single-family residence. The proposal includes new and enlarged decks, minor landscaping changes, and a new permeable driveway and patios. The proposed total of 4,954 square feet (of which 1,594 square feet is in a new basement and will receive a 50% FAR credit) on a 13,769 square foot lot is 99% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to allow additions and alterations within one interior setback, and for a solar access modification.)

(Action may be taken if sufficient information is provided; Project must comply with Staff Hearing Officer Resolution No. 054-16 and was last reviewed November 28, 2016.)

Actual time: 3:34 p.m.

Present: Wayne Labrie, Architect; and Jaime Limón, Senior Planner II, City of Santa Barbara.

Public comment opened at 3:49 p.m. and 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 Consent with comments:

1. The Board appreciates the applicant simplifying to roof line to make the architecture more in keeping with the neighborhood.
2. The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, and follows good neighbor guidelines.
3. The Board feels due to the style of architecture and the size of the lot, a floor-to-lot area ratio (FAR) of 99% is acceptable and unique to this project.

Action: Miller/Moticha, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW (CONT.)**3. 1631 SHORELINE DR****E-3/SD-3 Zone**

(4:00) Assessor's Parcel Number: 045-173-022
 Application Number: MST2016-00241
 Owner: Chad Yonker
 Landscape Architect: Charles McClure Landscape Architect & Associates
 Architect: Tom Ochsner

(This is a revised project description. Proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Third Concept Review; Comments Only; Project requires Planning Commission Review and was last reviewed November 28, 2016.)

Actual time: 4:03 p.m.

Present: Tom Ochsner, Architect; and Charles McClure Landscape Architect.

Public comment opened at 4:09 p.m. and as no one wished to speak, public comment was closed.

Motion: Continued to the Planning Commission and return to the Full Board with the comment that the Board had positive remarks regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and follows the good neighbor guidelines.

Action: Bernstein/Miller, 6/0/0. Motion carried.

CONCEPT REVIEW (CONT.)**4. 1106 CRESTLINE DR****E-1 Zone**

(4:30) Assessor's Parcel Number: 049-201-005
 Application Number: MST2016-00429
 Owner: Bratton Living Trust
 Owner: Monika Draggoo and David Back
 Architect: Paul Zink

(Proposal for major alterations to an existing 2,516 square foot two-story single-family residence with an attached 384 square foot two-car garage. The project involves demolishing 750 square feet of the first floor and 25 square feet of the garage, and constructing 769 square feet on the first floor, resulting in a net reduction of 6 square feet. The project also involves a complete remodel of the exterior including new flat roofs and a lowered total building height. The proposed total of 2,894 square feet on an 18,463 square foot lot located in the Hillside Design District is 71% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for a zoning modification to allow alterations within the front setback.)

(Second Concept Review; Comments Only; Project requests Staff Hearing Officer review for a Zoning Modification and was last reviewed October 3, 2016.)

Actual time: 4:22 p.m.

Present: Paul Zink, Architect; David Back, Owner; and Jaime Limón, Senior Planner II, City of Santa Barbara.

Public comment opened at 4:32 p.m.

Letters of expressed support from Chris Agnoli, Linda Buesch, and Colleen Costanto were read into the record.

Public comment closed at 4:34 p.m.

Motion: Continued indefinitely to the Staff Hearing Officer and return to Full Board with in progress review and comments:

1. The Board appreciates a contemporary design approach but feels some of the architectural language needs to address the architectural adjacent styles.
2. Consideration of some slope iterations may be in order.
3. Study the proportions of the window fenestrations in relation to the roof parapet areas and to the overhanging roof elements. In some cases the overhanging roof elements may need to be reduced in terms of height and allow a differentiation between the two elements; one could be larger the other smaller.
4. Study the textures, colors and materials being used so that they may integrate with other relating portions of the neighborhood.
5. Study the elements of the fished martials specifically the garage door, glazing and perspective exterior lighting.
6. The Board is acceptable to the notion that the design may require a complete rebuild and regardless this doesn't affect the Boards acceptability of the design approach.

Action: Woolery/James, 6/0/0. Motion carried.

**** THE BOARD RECESSED AT 5:05 P.M. AND RECONVENED AT 5:11 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 820 CENTINELA LN

A-1 Zone

(5:00)

Assessor's Parcel Number: 047-110-010
 Application Number: MST2016-00526
 Owner: Compton Family Trust
 Agent: SEPPS
 Applicant: Neumann

(Proposal to demolish an existing two-story 4,015 square foot single-family residence and construct a new 5,861 square foot one-story single-family residence with a 4,807 square foot basement below including 1,873 square feet of workshop space and a 753 square foot three-car garage. Also proposed is the removal of approximately 8 trees. The project includes approximately 1,749 cubic yards of grading cut under the building footprint, 355 cubic yards of grading cut outside the building footprint, with the grading fill balanced on-site. Additional site improvements include a new swimming pool, hot tub, garden shed, 6' high gate, gate wall and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor to-lot-area ratio (FAR). The project is requesting Staff Hearing Officer review for a Zoning Modification to provide more than 750 square feet of garage accessory space.)

(Comments Only; Project requests Staff Hearing Officer Review for a Zoning Modification.)

Actual time: 5:11 p.m.

Present: Trish Allen, Agent; Dave Mendro, NMA Architects; Patrick Berg, NMA Architects; Stacy Fausset, Landscape Architect; and Mary Compton, Owner.

Public comment opened at 5:38 p.m.

Mr. Swanson, Chair of the Centinela Hill Home Owners Association, spoke in support of the project and expressed the project has complete support of the Centinela Hill Home Owners Association and neighbors.

Letters of expressed support from Tina Hammond, President of the Centinela Hill Home Owners Association; Brian S. Johnson; Stuart and Kamala Heisler; William J. Guilfoyle; and Michael and Angela Ferraro were acknowledged.

Public comment closed at 5:41 p.m.

Motion: Continued indefinitely to Full Board with comments:

1. The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture, landscaping, and good neighbor guidelines.
2. The Board viewed the FAR of 168% as acceptable for this project since the project is mostly subterranean, making the structure appear as a 1 story element. Also, the mass, bulk, and scale appear to be appropriate to the neighborhood.
3. Provide roof martial samples; the Board prefers a non-reflective material to be used.
4. The Board supports the proposed fenestration however has concerns regarding its possible lighthouse effects and would like the applicant to take that into consideration.
5. Provide a landscape plan with an explanation on how the oak trees will be relocated.
6. The Board supports the modification request due to the fact that it is subterranean and is not creating any visual public impacts.

Action: Miller/Moticha, 5/1/0. (Bernstein opposed) Motion carried.

**** MEETING ADJOURNED AT 6:12 P.M. ****