



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 23, 2017 **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, Bernstein, James, Moticha, and Woolery
Members absent: None.
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.)

There was no public comment.

B. Approval of Minutes:

Motion: Approved the minutes of the meeting of **January 9, 2017**, as amended.
 Action: James/Bernstein, 6/0/0. Motion carried.

C. Consent Review Agenda:

Motion: Ratify the Consent Review of **Tuesday, January 17, 2017**. The Consent Review was reviewed by Moticha and James.
 Action: Miller/Woolery, 6/0/0. Motion carried.

The January 23, 2017, Consent Review Agenda was cancelled.

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

1. There were no announcements by staff.
2. Board member Sweeney announced he would be stepping down from Item #6, 2439 Santa Barbara Street due to potential conflict of interest issues of living in proximity to the proposed project.

E. Subcommittee Reports: Chair Sweeney previously requested staff's comments on his prior submitted Subcommittee report on the proposed New Zoning Ordinance (NZO) changes in reference to a December 23, 2016 memorandum from the Planning Division. Staff continued their presentation and discussion from the January 9, 2017, meeting.

CONTINUED DISCUSSION ITEM**1. NEW ZONING ORDINANCE (NZO)**

(3:15) Staff: Marck Aguilar, Project Planner
 Jaime Limón, Design Review Supervisor

(Staff discussion of new and changed design review approvals proposed in New Zoning Ordinance (NZO). Release of the Draft New Zoning Ordinance for public review is anticipated for early February 2017.)

Topics Presented:

1. Proposed Required Screening for Board purview: Solid fence or hedge at least 6 feet high, or for outdoor warehousing and storage, and parking in the front yard. Design Review may waive screening requirements for property adjacent to vacant land or property not visible from the street. NZO proposes clarifications of required design review approval screening requirements for parking in the front yard, uncovered parking (adjacent street or alley, excluding the view down the driveway), and to screen other objects from the public view including parking lots or adjacent residential property.
2. Replacement of Demolished Non-Conforming Buildings: Noticed public hearings are required. Currently, replacement buildings must be in the same location. NZO proposes to allow Design Review boards to approve relocation to safer or more appropriate locations (with public noticing required).
3. Open Yard (1): Currently regulated by zone: Single Family, R-2, or Multi-Family (R-3/R-4 zones). NZO proposes to be regulated by use type: Single-Unit Residential, Two-Unit Residential, and Multi-Unit Residential or Mixed-Use for 85% and 80% FAR allowed reduced parking requirement for uncovered parking with screening for the remaining front yards with required Design Review approval.
4. Open Yard (2) - (skipped presentation) Multi-Family Zones (not AUD): currently has 2 options: Private Outdoor Living Space, and Common Outdoor Living Space. NZO proposes Private Open Yard with the ability for Design Review boards to allow Common Open Yard with findings: necessary for flexibility in architectural style or site organization; and alternative design will meet the purpose of the open yard.
5. Outdoor Sales and Displays: Currently, Historic Landmarks Commission (HLC) has jurisdiction. NZO proposes to allow the Architectural Board of Review (ABR) the same jurisdiction for Outdoor Sales and Displays that are not for Accessory Uses to a main use.

6. Changed Design Review Approvals: Parking Lot Landscaping – changes to standards with Design Review still required. Automobile Fueling Stations – Land Use approval changes with Design Review still required.
7. Reduced Covered Parking Requirement: For Single Unit Residential – 85% or 80% FAR allows for reduced parking requirement for: uncovered parking will not be allowed in front yards. NZO proposes to allow uncovered parking in the remaining front yard with screening.

Board Comments:

1. Board Member Woolery: (clarification on structures in the setback that are not allowed at all under the current Zoning Ordinance and is not part of the proposed NZO changes.)
2. Chair Sweeney: NZO would give Design Review the purview on screening for accessory buildings in the *remaining* front yard, i.e., the area outside the setback. Prior to design review, zoning staff and Transportation staff will screen projects for unacceptable zoning issues, such as circular driveways, and forward only to design board review projects compliant with the Zoning Ordinance for design, aesthetics, etc. The Planning Commission has recommended that the 50% rule be rescinded so that side yard accessory additions can be allowed with the requirement for additional uncovered parking spaces up to the maximum FAR. Staff clarified that the 10-foot by 16-foot (106 sq. feet) at flat remains required contiguous, but the new NZO is requesting this requirement be rescinded. (Any 20-foot by 20-foot applicant requests should be referred to design review staff.) The new NZO would give more purview to the Design Review Boards regarding front yard accessory structures and parking in the front setbacks and remaining front setbacks.
3. Board Member Miller: (staff clarified that the Design Review boards have the power to approval or not approve designs with reductions in FARs, and whether covered or uncovered parking would be an acceptable alternative.)
4. Board Member Bernstein: Staff clarified the allowing parking in the remaining front yard and the effect of reductions in FAR: for example, if there's no 50% rule and projects stay at or below the maximum allowable FAR, then additional parking is not required. And, if more than the maximum allowable 85% FAR is requested, then two covered parking spaces are required with screening falls under the purview of Design Review Boards. Staff also clarified that canvas covered PVC parking space covering or similar coverings or screening purposes are subject to Design Review aesthetic purview and review.
5. Staff also clarified that under local City restrictions, such so-called "secondary dwelling units" are under very limited specific regulations, such as not being allowed in high fire areas, and only at specific square footage, etc. The State Legislature Law now states that local restrictions on discretionary review are not allowed, and should now be based on State Law (such as for high fire area regulations), which possesses a limited scope of local regulations regarding secondary accessory dwelling units and typically have less concern and are less restrictive about aesthetics, and such projects as those at requested 1200 sq. feet or under would not come under Board review. A local ordinance to regulate the secondary accessory dwelling units (and their aesthetic impacts) to the fullest extent possible under State Law is under current review to be incorporated into the new NZO or to be submitted separately.

Please refer to the City TV video recording of this meeting for additional comments by Board members.

FINAL REVIEW**2. 626 SUNRISE VISTA WAY****E-1/PUD 1.2 Zone**

(4:00) Assessor's Parcel Number: 035-112-026
 Application Number: MST2016-00396
 Owner: James C. Henry III
 Architect: Jose Contreras
 Architect: Windward Engineering

(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).)

(Final Approval is requested; Project was last reviewed November 28, 2016.)

Actual time: 3:50 p.m.
 Present: Jose Contreras, Architect

Public comment opened at 3:57 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the comment that the Board had positive comments regarding the project's consistency in appearance with the scenic character of the City; enhances the appearance of the neighborhood; is appropriate in size, bulk, and scale with neighborhood compatibility, uses appropriate quality of architecture and materials, and follows good neighbor guidelines.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:03 P.M. TO 4:08 P.M. ***

PROJECT DESIGN REVIEW**3. 333 EL CIELITO RD****A-1 Zone**

(4:20) Assessor's Parcel Number: 021-083-005
 Application Number: MST2016-00176
 Owner: Emmerson Family Revocable Trust
 Applicant: Lindsay Emmerson

(This is a revised project description. Proposal to permit and relocate an as-built" 96 square foot shed, to construct a new 439.89 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,912.89 square feet on a 1.75 acre lot in the Hillside Design District is 55% of the guideline maximum floor-to-lot area ratio (FAR). An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet tall within 10 feet of a front lot line. Two 9 feet by 18 feet uncovered parking spaces are proposed on an existing paved driveway. The project includes Staff Hearing Officer review for requested zoning modifications to allow the accessory structures in the front yard and to allow the total detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

(Project Design Approval and Final Approval are requested; Project must comply with Staff Hearing Officer Resolution No. 084-16, and was last reviewed May 31, 2016.)

Actual time: 4:08 p.m.

Present: Lindsay Emmerson, Applicant

Public comment opened at 4:12 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and 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, with the conditions:

1. The Board finds the proposed corrugated metal surround for the screening for the propose yurt is acceptable and aesthetically appropriate.
2. The Board finds acceptable the proposed rain barrel solution to satisfy the Tier 2 Storm Water Management (SWMP) requirement.
3. The proposed color board is acceptable.
4. Add a note directly to the plans regarding the relocation of the existing shed.
5. The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, and follows good neighbor guidelines.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:18 P.M. TO 4:31 P.M. ***

PROJECT DESIGN REVIEW

4. 216 VISTA DEL MAR DR

E-3/SD-3 Zone

(4:40) Assessor's Parcel Number: 047-052-009
 Application Number: MST2015-00545
 Owner: Cameron and Jessica Porter
 Architect: Tom Moore, Architect AIA

(Proposal to construct a 634 square foot, first-floor addition and an 835 square foot second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82% of the maximum allowable floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

(Project Design Approval is requested; Project was last reviewed July 11, 2016.)

Actual time: 4:25 p.m.

Present: Tom Moore, Architect; and Cameron Porter, Owner

Public comment opened at 4:43 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 Consent Review with conditions:

1. The Board appreciates the Applicant has met with members of the neighborhood.

2. The Board had positive comments regarding the project's consistency and appearance (in size, bulk, and scale) with the neighborhood, quality of architecture and materials, and follows good neighbor guidelines.
3. The Board appreciates the project has stayed under the maximum allowable floor-to-lot area ratio (FAR) at 82% FAR.
4. Provide an irrigation plan.
5. Provide the street trees locations and any proposed plantings in the parkway.
6. The garage door shall be of a solid material or with only decorative glass at the top, and not all glass window at the top.
7. All cable rail are to be of solid materials.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

5. 1201 DEL ORO

E-3/SD-3 Zone

(5:00)

Assessor's Parcel Number: 045-214-010
 Application Number: MST2016-00327
 Owner: Joseph and Elizabeth Hopkins, Revocable Trust
 Architect: Tom Meaney
 Agent: Al Winsor

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission review is requested for a Coastal Development Permit, two setback modifications, and an open yard modification.)

(Comments Only; Project requires Planning Commission and Staff Hearing Officer review for Zoning Modification requests.)

Actual time: 4:56 p.m.

Present: Tom Meaney, Architect

Public comment opened at 5:02 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Full Board with comments:

1. The Board finds unacceptable the proposed size and bulk of the house in terms in how the house relates to the rest of the neighborhood.
2. Further reduce the proposed 99% of the maximum required floor-to-lot area ratio (FAR) to 85% FAR for neighborhood compatibility with the area.
3. The Board finds the proposed zoning modifications findings to allow a Coastal Development Permit, two setback modifications, and an open yard modification are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.

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

SFDB-CONCEPT REVIEW (CONT.)**6. 2439 SANTA BARBARA ST****E-1 Zone****(5:30)**

Assessor's Parcel Number: 025-081-014
Application Number: MST2016-00568
Owner: Raymond and Susanne Karam
Architect: Chris Cottrell

(Proposal to add a 94 square foot front entry addition to an existing 2,658 square foot, one-story, single-family dwelling with a 427 square foot attached two-car garage. The project includes a replacement of the existing composition shingle roof with a new standing seam metal roof, the addition of a pergola and deck at the rear, a new fireplace and the replacement of an existing fence. The proposed total of 3,179 square feet on a 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided.)

Actual time: 5:25 p.m.

Present: Chris Cottrell, Architect; and Jaime Pierce, Landscape Architect

Public comment opened at 5:34 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 Consent Review with the Board's positive comments regarding the addition of the front porch that is consistent with the appearance and scenic character of the City, has neighborhood compatibility, quality of architecture and materials, and follows good neighbor guidelines.

Action: Woolery/Bernstein, 5/0/0. Motion carried. (Sweeney stepped down.)

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 5:40 P.M. TO 5:45 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 940 ALSTON RD****A-2 Zone****(6:00)**

Assessor's Parcel Number: 015-173-028
 Application Number: MST2016-00444
 Owner: Inken H. Gerlach and Charles R. Rudd
 Agent: Kas Seefeld

(This is a revised project description. Proposal to construct a new 5,126 square foot two-story single family residence with a 393 square foot basement, 440 square foot detached garage and 499 square foot detached accessory structure on a previously undeveloped site. Proposed site improvements include 978 square feet of decks, a 22'x12' swimming pool, spa and new site landscaping including the removal of one palm tree. Approximately 711 cubic yards of cut and 677 cubic yards of fill will occur with 34 cubic yards to be balanced on-site. The proposed total of 5,625 square feet on 1.72 acre lot located in the Hillside Design District is 105% of the guideline maximum floor to-lot-area ratio (FAR). Project requires Staff Hearing Officer Review for a requested Zoning Modification to allow an accessory building to be located in the remaining front yard.)

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

Actual time: 5:45 p.m.

Present: Kas Seefeld, Architect; and Charles R. Rudd, Owner

Public comment opened at 5:56 p.m.

1. Kerry Moriarty, adjacent neighbor, (submitted opposition letter regarding *previous* design) he found the current revised design acceptable, and only spoke of concerns regarding proposing a westerly 6-foot privacy wall to be as high as possible to mitigate any noise impacts, and requested mature plantings for landscaping.

Public comment closed at 6:00 p.m.

Public correspondence of concern from Kerry and Geonine Moriarty and Marsha Byers (privacy issues) were acknowledged.

Motion: Continued indefinitely to Staff Hearing Officer for return to Full Board with comments:

1. The Board had positive comments regarding the project's design which is appropriate for the neighborhood.
2. The Board had positive comments regarding the project's size, bulk, scale, and style of architecture.
3. The Board recommends lowering the plate height of the proposed accessory structure.
4. The Board supports the modification request for the front yard setback and the proposed accessory structure as aesthetically appropriate and does not pose consistency issues with the Single Family Design Guidelines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 430 CONEJO RD****A-1 Zone**

(6:30) Assessor's Parcel Number: 019-050-013
 Application Number: MST2016-00381
 Owner: Brent Haas
 Architect: Chris Wells
 Contractor: James Sheridan
 Engineer: Rob Schmidt

(Proposal to construct a new two-story 2,061 square foot single-family residence with an attached 355 square foot one-car garage to replace the original residence destroyed in the Tea Fire. Other site improvements include new landscaping and site walls. The proposed total of 2,416 square feet on a 17,091 square foot lot located in the Hillside Design District is 55% of the guideline maximum floor to-lot-area ratio (FAR). Project requires Staff Hearing Officer Review for front and interior setback modification requests.)

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

Actual time: 6:23 p.m.

Present: Kim True, Architect; Chris Wells, Architect; Rob Schmidt, Engineer; Brent Haas, Owner; and Allison DeBusk, Project Planner.

Public comment opened at 6:42 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer for return to Full Board with comments:

1. The Board finds the requested Zoning Modification to allow the proposed 35-foot front yard setback, and the proposed 15-foot side yard interior setback modifications, are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.
2. Provide and show the proposed staircase on the outside of the house.
3. Correct inconsistencies on the plan drawings.
4. Change the some of the side windows on the garage side elevation to match the larger windows in order to increase the amount of natural sunlight into the house.

Action: James/Miller. **Motion withdrawn.**

Motion: Continued indefinitely to Full Board with comments:

1. The Board is generally supportive of the two requested proposed modifications, but needs to review a set of drawings that are consistent with the site plans, floor plans, elevations, and plan sections.
2. Provide a site section drawing through the site as the elevation drops from the top to the bottom of the site towards the creek.
3. Study adding a shade cover or rain cover over the front door.
4. Study changing the elongated windows of the bedrooms and bathrooms to a rectangular-shaped window design that would be consistent with the double-hung windows on the west elevation.
5. Provide all elevation details to correctly reflect the plan sections, such as east, west, north, and south elevations.

6. Review Municipal Building Code requirements and Zoning Ordinance requirements regarding the allowed eave over-hang on the portion of the garage immediately adjacent to the property line which are not allowed within two feet of the property line.
7. Redraw the plans for the proposed balcony on the north elevation to accurately and correctly reflect the plan elevation and section.
8. The Board generally finds the proposed landscape plan acceptable, and looks forward to a detailed drainage system plan to ensure that water run-off is appropriately dealt with on the site, including water run-off toward the creek.

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

**** MEETING ADJOURNED AT 7:04 P.M. ****