



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 6, 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 2:58 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. 2017 Election of Chair and Vice-Chair.

Ms. Mamulski called for the nominations and elections of Chair and Vice-Chair for the 2017 calendar year.

Mr. Miller was nominated for SFDB Chair, Mr. Sweeney was nominated for SFDB Chair, and Ms. Woolery was nominated for SFDB Chair. As no other nominations were made for the position as Chair, a written vote was conducted. The results of the first written vote tabulation ended in a tie nomination between Mr. Sweeney and Mr. Miller: Election vote: 3/3. The results of the second written vote tabulation also ended in a tie nomination between Mr. Sweeney and Mr. Miller: Election vote: 3/3. The nomination for Chair then went to an election by proclamation, as follows:

Election Motion: To proclaim Fred Sweeney as Chair for the 2017 year.

Election Vote Result: Bernstein/Moticha. 5/0/0. Motion carried.

Board member Sweeney accepted the nomination of SFDB Chair for the 2017 year.

Board member Miller was nominated for SFDB Vice-Chair. As no other nominations were made for the position as Vice-Chair, an oral vote was conducted. Election Vote Result: 5/0. The nomination of Mr. Miller as Vice-Chair was unanimously approved.

Board member Miller accepted the nomination of SFDB Vice-Chair for the 2017 year.

Congratulations were extended to Board member Sweeney as the new Chair, and to Board member Miller as the new Vice-Chair, for the 2017 year.

B. 2017 Consent Review & Subcommittee Appointments.

2017 Consent Review & Subcommittee Appointments among Board members were made. NZO Subcommittee appointments remained the same with Board members Fred Sweeney and Brian Miller. A new SFDB *ad hoc* AUD (Average Unit Density) Subcommittee was formed with Board members Berni Bernstein, Lisa James, and Brian Miller to serve on that new *ad hoc* Subcommittee to coordinate their attendance with other Boards and Committees at those scheduled meetings and report to the SFDB members on any pertinent issues.

C. 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.)

Ms. Mamulski announced the 113 La Plata project sought additional comments and direction from the Board for minor changes for this ex-agenda item not included on the current agenda.

Board Comments: The Board made the following additional findings, as follows:

1. The proposed rail posts which appear unfinished should be similar in color to match the trim or match the darker body color.
2. The proposed door color and garage door colors are acceptable and meet SFDB Guideline requirements.
3. The proposed verticals are acceptable as steel elements.
4. The proposed bathroom showers are acceptable.

D. Approval of Minutes:

Motion: Approved the minutes of the meeting of **January 23, 2017**, as submitted.

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

E. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 30, 2017**. The Consent Calendar was reviewed by Moticha and James, with the exception of Item C, 1509 Eucalyptus Hill Road which was postponed at the Applicant's request.

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

Motion: Ratify the Consent Calendar of **February 6, 2017**. The Consent Calendar was reviewed by Moticha and James, with the exception of Item B, 1509 Eucalyptus Hill Road which was postponed again at the Applicant's request. Board member Moticha clarified for the Board that

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

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

There were no further announcements made by staff.

- G. Subcommittee Reports: For the NZO (New Zoning Ordinance) Subcommittee, Board member Sweeney offered for the Board's review a guideline diagram and suggestions for trash enclosures under the updated NZO requirements.

PROJECT DESIGN REVIEW

1. 242 LAS ALTURAS RD

E-1 Zone

(3:10) Assessor's Parcel Number: 019-320-025
 Application Number: MST2016-00315
 Owner: Robert McGlashan
 Agent: Robert Irvine
 Landscape Architect: Jon Pride

(This is a revised project description. Proposal to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot one-story single family residence. The proposal also includes an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing to match like for like. Other site improvements including a new garage and pool deck will be submitted under a separate phase of the project at a later time and will require Staff Hearing Officer review. The proposed total of 3,552 square feet on a 43,560 square foot lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations found in BLD2001-01481 and BLD91-00098.)

(Action may be taken if sufficient information is provided; Project was last reviewed December 12, 2016, and must comply with Staff Hearing Officer Resolution No. 003-17.)

Staff clarified that the first phase of the project already received Project Design Approval on November 28, 2016, then Final Approval on December 12, 2016; and the Applicant has returned for the Board's review of the second phase of the project.

Actual time: 3:21 p.m.

Present: Dom Forte and Lila Boyce, Architects for Studio William Hefner; and Robert McGlashan, Owner.

Public comment opened at 3:29 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval of the second phase of the project, and continued indefinitely to Consent Review with positive comments regarding the project's consistency and appearance with the scenic character of the City and neighborhood, neighborhood compatibility in size, bulk, and scale, and the quality of architecture and materials have been expressed.

Action: Woolery/_____. Motion failed due lack of a second.

Motion: Continued two weeks to Full Board for the second phase of the project with comments:

- 1) The Board appreciates the style of the proposed architecture.
- 2) Reconsider the size, bulk and scale of the proposed new garage roof configuration (i.e., restudy the proposed roof configuration for either a lower easterly roof height or a significantly different easterly garage roof design where symmetry is not a design issue).
- 3) One Board member commented she would like the applicant to provide an alternative garage door design with less opaque/translucent glass material.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 20 CAMINO ALTO****A-1 Zone**

(3:30) Assessor's Parcel Number: 019-142-009
 Application Number: MST2017-00014
 Owner: Gregory Warren Hurd
 Agent: Troy White
 Architect: Chas Architects

(Proposal to construct a new 4,450 square foot two-story single-family residence with an attached 562 square foot two-car garage to replace the previous single family residence lost in the Tea Fire. The project also includes 232 square feet of covered terrace and 450 square feet of roof-top terrace. Other site improvements include a new driveway and site landscaping. Grading outside the main building footprint will consist of 31 cubic yards, grading under the main building will consist of 250 cubic yards and 281 cubic yards of import will occur on site. The proposed total of 5,694 square feet on a 1.3 acre lot located in the Hillside Design District is 109% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 3:58 p.m.

Present: Troy White, Agent; and Charles Travis, Chas Architects.

Public comment opened at 4:06 p.m.

- 1) Rochelle Barattucci, adjacent neighbor, gave her two minutes speaking time to her husband, Maurizio Barattucci.
- 2) Maurizio Barattucci, adjacent neighbor, spoke of concerns regarding acceptance and recording of property line, the placement of the height of the story poles at the site to determine the roofline and assessment of the view preservations and lot lines (private view preservations are not under Board purview), concerns about the parking in large numbers, and would like to receive of a construction time line (also not under Board purview but can suggest that Building & Safety Division staff to give parking and construction time lines due consideration in their review prior to permit issuance.).
- 3) Wayne Smith, adjacent neighbor, spoke of concerns regarding the property lot lines.

Public comment closed at 4:13 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the style and quality of the proposed architecture.
- 2) Study to reduce the overall square footage, and restudy lowering the plate heights as they relate to the existing topography.
- 3) The Board appreciates the applicant's suggestion to provide some aesthetic native stone features at the west and rear elevations.
- 4) The Board encourages the architect to study the possibility of cascading some of the architectural elements and/or to create deep shadow lines.
- 5) Provide a landscape plan on the relationship of how the house sits on the site.

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

**** MEETING ADJOURNED AT 4:33 P.M. ****