



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

MARCH 6, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:
Jaime Limón, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

An archived video of this meeting is available at 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 (at 3:05 p.m.), James, Moticha, and Woolery
Members absent: None
Staff present: Limón (present 4:37 to 5:07 p.m.), Mamulski, and Goo

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **February 21, 2017**, as submitted.

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

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **February 27, 2017** as reviewed by Board Member Moticha and Board Member James.

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

Motion: Ratify the Consent Calendar of **March 6, 2017** as reviewed by Board Member Moticha and Board Member James.

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

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

Ms. Mamulski reminded the Board that the Form 700s are due from Board members for the 2017 year.

C. Subcommittee Reports:

Board Member Sweeney attended last Thursday's Planning Commission hearing of the draft New Zoning Ordinance (NZO) and submitted his revised draft memo of SFDB input and concerns during his two-minute public comment at that hearing. He also reported on some draft NZO questions and concerns (e.g., solar panel installation details and graphics, etc.), and his observations from attending the public open house informational workshop held on February 23, 2017, at the Main Library, Faulkner Gallery.

FINAL REVIEW

1. 1210 SHORELINE DR

E-3/SD-3 Zone

(3:10)

Assessor's Parcel Number: 045-214-015
Application Number: MST2016-00091
Owner: Katherine A. Stuva Living Trust
Architect: Chris Cottrell

(Proposal for exterior alterations on an existing three-story single-family residence that include the following: enlargement of second and third level decks by 317 square feet, new ipe wood siding on select sections of the façade, relocation and replacement of doors and windows, new garage doors, new site walls, and raising a portion of the roof plate on the east elevation. The project includes a reconfiguration and remodel of the interior spaces. The proposed total of 3,301 square feet on a 5,796 square foot lot in both the Appealable and Non-Appealable Jurisdictions of the Coastal Zone is 125% of the required maximum floor-to-lot area ratio (FAR). This project includes coastal review and Staff Hearing Officer review for zoning modifications to allow encroachments into the front and interior setbacks and for a solar access modification. The project will address violations identified in Zoning Information Report ZIR2012-00530.)

(Final Approval is requested. Project was last reviewed October 3, 2016, and must comply with Staff Hearing Officer Resolution No. 047-16.)

Actual time: 3:18 p.m.

Present: Chris Cottrell, Architect; Chris Gilliland, Landscape Architect; Kathy Gallagher, Owner; and Kelly Brodison, Assistant Planner

Staff comments: Ms. Brodison stated that proposed project must conform to the approved front setback modification and interior setback compliance to SHO Resolution No. 047-16.

Public comment opened at 3:21 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the positive comments:

1. The Board found 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 positive comments regarding the project's consistency and appearance in size, bulk, and scale; compatibility with the scenic character of the neighborhood; appropriate quality of architecture and materials; and compliance with good neighbor guidelines.

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

The ten-day appeal period was announced.

FINAL REVIEW**2. 45 LAS ALTURAS CIR****A-1 Zone****(3:30)**

Assessor's Parcel Number:	019-130-014
Application Number:	MST2015-00520
Owner:	Pan Hsiao-Li and Dru Finley
Architect:	Chris Cottrell

(Proposal to construct a new 468 square foot second-floor addition with 290 square feet of upper level decks to an existing 2,936 square foot, one-story, single-family residence. The project includes enclosure of the existing attached 550 square foot carport to become a 507 square foot, two-car garage. A pool with adjacent flatwork and a fire pit were approved separately under MST2015-00190. The proposed total of 3,918 square feet on a 1.1 acre lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed October 17, 2016.)

Actual time: 3:39 p.m.

Present: Chris Cottrell, Architect; and Chris Gilliland, Landscape Architect

Public comment opened at 3:49 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the positive comments:

1. The Board found 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 positive comments regarding the project's consistency and appearance in size, bulk, and scale; neighborhood compatibility; quality of architecture and materials; landscaping; and compliance with good neighbor guidelines.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**3. 727 SAN ROQUE RD****E-1/SD-2 Zone**

(3:50) Assessor's Parcel Number: 053-061-004
Application Number: MST2016-00559
Owner: Scott and Carlene Wilson
Applicant: Hyun Bae Cho
Architect: Dawn Sherry

(Proposal for additions and alterations to an existing 1,425 square foot multi-story single-family residence and 373 square foot detached garage. The proposal includes the demolition of the existing 373 square foot detached garage and construction of a new 629 square foot attached garage. The proposal also includes a lower level addition of 1,149 square feet, main level addition of 155 square feet, an upper level addition of 833 square feet and permitting an "as-built" 74 square foot addition. Other site improvements include relocating the main entry, new doors, windows, interior reconfigurations and a 96 square foot upper-level deck. The proposed total of 4,265 square feet on a 30,728 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). This proposal will address violations identified in Zoning Information Report ZIR2008-00193.)

(Project Design Approval is requested. Project was last reviewed January 9, 2017.)

Actual time: 3:53 p.m.

Present: Hyun Bae Cho, Applicant; and Scott Wilson, Owner

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued indefinitely to the Full Board with comments:

1. The Board found the proposed screening of the south side of the property and window locations acceptable.
2. The Board acknowledged that the previously requested modification is no longer necessary.
3. The Board reconfirmed the finding that the proposed 89% maximum allowable floor-to-lot area ratio (FAR) is acceptable as the garage location fits the site and the size of the property.
4. The Board found the proposed color board and materials board acceptable.
5. Applicant is to verify with the Fire Department that the gravel portion of the driveway is acceptable.
6. Return with garage door details.
7. The Board found 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 positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and compliance with good neighbor guidelines.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 20 CAMINO ALTO****A-1 Zone**

(4:20) 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).)

(Project Design Approval is requested. Project was last reviewed February 6, 2017.)

Actual time: 4:15 p.m.

Present: Troy White, Dudek; and Charles Travis, Architect

Public comment opened at 4:18 p.m., and as no one wished to speak, it closed.

Correspondence in support from Barbara Smith was acknowledged.

Motion: Project Design Approval continued indefinitely to the Full Board with comments:

1. The Board appreciated the reduced 90% maximum allowable floor-to-lot area ratio (FAR), which matches the size of the lot.
2. Study to reduce the height of the bedrooms and the height at the rear of the house.
3. Return with a complete landscape plan for the front and rear of the property.
4. Provide photographs and a study of closest homes in the area.
5. Provide details of the proposed widening of the fireplace.
6. Restudy the proposed railings at the rear of the garage.
7. The Board found 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 positive comments regarding the project's consistency and appearance in size, bulk, and scale; neighborhood compatibility; quality of architecture and materials; tree preservation and landscaping; and compliance with good neighbor guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 23 WADE CT****E-3/SD-3 Zone**

(4:50) Assessor's Parcel Number: 047-071-020
Application Number: MST2017-00073
Owner: Carol F. Shaw
Architect: Jeff Shelton

(Proposal to construct a new two-story, 3,198 square foot single-family residence with an attached 495 square foot two-car garage and 982 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion.)

(Comments Only. One-time concept review only; project requires Coastal Review.)

Actual time: 4:37 p.m.

Present: Jeff Shelton, Architect

Public comment opened at 4:44 p.m.

The following people spoke in opposition or with concerns:

1. Kit Boise-Cossart spoke of concerns regarding neighborhood compatibility of the northeast elevation and view shed, but also thinks the project would improve the quality of the neighborhood in terms of its appearance and materials.
2. Timothy Rodgers spoke of concerns regarding size, mass, and scale; neighborhood compatibility with surrounding small homes; and preservation of private views.

Public comment closed at 4:50 p.m.

Motion: Continued indefinitely to the Full Board with comments:

1. The Board found the architectural style appropriate for the neighborhood.
2. Restudy the northeast elevation window sizes.
3. Provide clarification of how the house relates and drops to the existing grade of the adjacent Wade Court.
4. Provide a landscape plan.

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

*** MEETING ADJOURNED AT 5:07 P.M. ***