



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

APRIL 17, 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
Denise Champendal
Lisa James
Joseph Moticha

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

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

CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Bernstein, Champendal (at 3:05 p.m.), James, and Moticha (at 3:02 p.m.)
Members absent: None
Staff present: Limón (until 4:08 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 **April 17, 2017**, as submitted.
Action: Bernstein/Moticha, 4/0/1. (Sweeney abstained from Item 2. Champendal absent.)
Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Review of **April 10, 2017**, as reviewed by Board Member Miller and Board Member Champendal.
Action: Miller/James, 5/0/0. (Champendal absent.) Motion carried.

The **April 17, 2017 Consent Review** was cancelled due to lack of quorum. All items were postponed one week to the April 24, 2017 Consent Review.

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

Ms. Mamulski announced the following:

1. All items, but one, on this morning's 11:00 a.m. Consent Review were cancelled due to lack of quorum and postponed one week to the April 24, 2017 Consent Review.
2. The one item on this morning's Consent Review, Item A, 550 Owen Road, was referred to the Full Board and will be reviewed in the place of Item 2, 2439 Santa Barbara Street, which was postponed two weeks at the applicant's request.
3. It was decided that a site visit tour of various project sites, including required FAR projects, will be scheduled to take place immediately before or after a shorter regular Full Board agenda meeting that would end before 6:00 p.m. Individual site visits conducted independently by Board members are still encouraged.

E. Subcommittee Reports:

Board Member Sweeney gave an update on the submitted Board memorandum to staff on the Board's input and concerns regarding the New Zoning Ordinance (NZO). All of the Board's input and concerns were found acceptable by staff, with the NZO moving forward to the Ordinance Committee for approval, and then City Council for adoption. At the April 3, 2017, Joint City Council and Planning Commission meeting, Board Member Sweeney was asked to comment on NZO issues of concern. Among the discussion topics at that joint meeting were vacation rentals in the R-4 Zone near the beach, secondary or accessory dwelling units (ADUs), and the process of review by the various Boards & Commissions.

REVIEW AFTER FINAL

1. 2001 STANWOOD DR

A-1 Zone

(3:10) Assessor's Parcel Number: 019-041-031
 Application Number: MST2010-00394
 Architect: Matthew Hoffman
 Architect: Dylan Chappell
 Owner: Taylor Tatman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single family residence and an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 5,672 square feet on an 81,187 square foot lot in the Hillside Design District is 104% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised roof plan to change the approved two-piece mission tile roof material to a two-piece "S-Tile" roof material.)

Actual time: 3:11 p.m.

Present: Taylor Tatman, Applicant/Property Owner

Staff comments: Mr. Limón clarified that there was a halt issued on the roof construction due to the roof materials not being approved. After he conducted a site visit, Mr. Limón noticed the current windows and doors of the project's main building and accessory building had been changed from what was originally approved on the plans.

Mr. Limón noted that the Board should make the findings for the approval or denial and each Board member's opinion on the proposed project issues, and conditions for approval. He also clarified that "S-Tile" roof material has been historically allowed on re-roofs, but not for new construction; however, as the Board made an exception on the previous home to allow some "S-Tile" roof material, similar standards are expected for the current project returning that proposes a lot more "S-Tile" already partially constructed.

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

Correspondence from Addison Thompson in support was acknowledged.

Motion: Continued indefinitely to the Full Board with comments:

1. The Board found that the Boosted Barcelona style caps already placed on the roof are acceptable.
2. Provide a detailed diametric roof plan drawing showing the layout as it will appear in the field that meets the general SFDB Guidelines as proposed in the applicant's letter dated April 17, 2017, including changes made to the proposed two-piece "S-Tile" roof material configuration, and any roof plan changes including the edge condition detail using the two-piece "S-Tile" roof material. Also, if concrete is stacked under the "S-Tile" roof material, it should be stacked under each "S-Tile" roof piece or not done at all.
3. As requested by the Board, include on the revised detailed plans and/or revised elevations any further details including locations of windows, door openings, columns, chimneys, and any other changes made since the previous approval on August 2, 2016.

Action: Miller/Champendal, 5/1/0. (Sweeney opposed.) Motion carried.

REVIEW AFTER FINAL

2. 2439 SANTA BARBARA ST

E-1 Zone

(3:40)

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 an 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised roof plan.)

Item postponed two weeks at the applicant's request.

*** THE FOLLOWING CONSENT ITEM WAS REFERRED FROM CONSENT TO FULL BOARD
IN PLACE OF ITEM 2. ***

CONSENT REVIEW ITEM A: REVIEW AFTER FINAL

A. 550 OWEN RD A-2 Zone

Assessor's Parcel Number:	015-202-027
Application Number:	MST2014-00578
Owner:	Emily and William Z. Kerr Jr., Trustees
Architect:	Pacific Architects, Inc.
Engineer:	Kevin Vandervort
Landscape Architect:	Sam Maphis

(Proposal to demolish the existing one-story, 2,581 square foot, single-family residence and detached garage, and construct a new two-story, 4,281 square foot single-family residence, including an attached three-car garage and storage area. The proposed new residence will be built within the existing building foundation footprint. The proposal involves approximately 230 cubic yards of grading site improvements, the removal of approximately 2,350 square feet of existing driveway area, and new site landscaping. The proposed total of 4,281 square feet, located on a 1.92 acre lot in the Hillside Design District, is 78% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for a revised landscape plan.)

Actual time: 4:08 p.m.

Motion: Continued one week to Consent for further landscape details (a key for areas, quantities, sizes, locations, etc.) to be made for a final landscape plan.

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

SFDB-CONCEPT REVIEW (CONT.)

3. 1625 OVERLOOK LN E-1 Zone

(4:00)

Assessor's Parcel Number:	015-152-012
Application Number:	MST2017-00030
Owner:	Bent and Florence S. Formby
Owner:	Frank Suryan
Applicant:	Shaun Lynch

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 4,393 square foot multi-story single-family residence with a 420 square foot gym, 368 square foot wine cellar and 706 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 31' x 12' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 512 cubic yards of cut and 215 cubic yards of fill. The proposed total of 5,014 square feet on a 22,428 square foot lot located in the Hillside Design District is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed March 20, 2017.)

Actual time: 4:10 p.m.

Present: Robert Glazer, Architect; and Ryan Mills and Shaun Lynch, Architects, DMHA

Public comment opened at 4:28 p.m.

The following people expressed opposition or concerns:

1. Mavis Mayne
2. Martha Kay
3. Eve Ahlers
4. John Manning
5. Correspondence from John and Loy Beardsmore, and John Manning were read into the record.

Public comment closed at 4:36 p.m.

Motion: Continued two weeks to the Full Board with comments:

1. The Board appreciated the redesign of the project, and had positive comments regarding the project's changes requested by the Board, reduced FAR, and efforts to satisfy good neighbor guidelines.
2. Prior to the project's return for review, the applicant shall place accurate story poles on the project site at the B-level for review by interested neighbors and the Full Board as a group during a scheduled site visit and tour by staff.

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

*** THE BOARD RECESSED FROM 5:32 TO 5:37 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 3360 BRAEMAR DR

A-1/SD-3 Zone

(4:50) Assessor's Parcel Number: 047-030-020
Application Number: MST2017-00137
Applicant: Wade Davis Design
Owner: Alexander Brodie

(Proposal to construct 344 square feet of first-floor additions and 560 square feet of second story additions to the existing 1,751 square foot, one-story single-family residence with a 438 square foot attached two-car garage. The proposal also includes demolishing two existing sheds, window and door changes, a change in roof slope, a new 223 square foot second-story deck, and a new fireplace. The proposed total of 3,093 square feet on a 51,400 square foot lot is 61% of the guideline maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer Review for Zoning Modification requests and a Coastal Development Permit.)

(Comments Only. Project requires Coastal Review and Staff Hearing Officer review for Zoning Modification requests.)

Actual time: 5:37 p.m.

Present: Akiko Wade and Jim Davis, Wade Davis Design

Public comment opened at 5:44 p.m., and as no one wished to speak, it closed.

Staff to verify the extent of the Board's purview with regard to the landscaping and/or driveway *in front of* the proposed accessory dwelling unit (ADU), specifically the small fence, gate, sign, or privacy hedge screening, when proposed. Staff will confirm that the Board is allowed to review the proposed project details, as long as they are not related to the specific ADU plans.

Motion: Continued two weeks to the Full Board with comments:

1. Provide more development and renderings of the elevations.
2. Study the horizontal and vertical elements of the windows in relation to the overall old style house.
3. Study the roof configurations of the second story in relation to the first story with the hips and gable elements.
4. The Board recommended not using glass or opaque materials for the garage door.
5. Reconsider and provide further driveway and fence details.

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

*** MEETING ADJOURNED AT 6:15 P.M. ***