



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JUNE 26, 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 3:09 p.m. by Vice-Chair Miller.

ATTENDANCE

Members present: Miller (at 3:09 p.m.), Bernstein, Champendal, James, and Moticha
Members absent: Sweeney
Staff present: Limón (until 3:17 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 **June 12, 2017**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 19, 2017**, as reviewed by Board Member Miller and Board Member Champendal.

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

Motion: Ratify the Consent Calendar of **June 26, 2017**, as reviewed by Board Member Miller and Board Member Champendal.

Action: James/Champendal, 5/0/0. (Sweeney absent.) Motion carried.

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

1. Ms. Mamulski announced the following:
 - a. The May 31, 2017 City Council hearing was held to recommend the adoption of the New Zoning Ordinance (NZO), with the adoption hearing set for July 11, 2017 at 2:00 p.m. at City Council Chambers.
 - b. Scheduled Appeals: 1625 Overlook Lane has been appealed to the Planning Commission and scheduled for review before City Council on September 19, 2017, and 288 Canon Drive has been appealed for review before City Council on August 15, 2017. Members will be appointed to attend these appeals at a later time.
 - c. Robert Richards, a landscape architect, has been appointed to the Board, with his first Full Board meeting scheduled on July 10, 2017.
 - d. Both Ms. Champendal and Ms. Bernstein will be retiring from the Single Family Design Board, and appreciation was expressed to both for their extreme diligence and dedication to the City as original SFDB members.
 - e. Board members are to turn-in to staff, or bring to the next meeting, their observations from the June 12 site visit tour of various approved projects around the City.
2. Mr. Limón announced he would be retiring from the City on July 27, 2017 after 34 years of service. The Board thanked him for his overwhelming dedication and service to the City of Santa Barbara.

E. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL

1. 2001 STANWOOD DR

A-1 Zone

(3:10)

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

(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 revised architectural details including revised windows and doors, and a revised roof plan to change the approved two-piece mission tile roof material to a Boral "S-Tile" with two-piece Boosted Barcelona caps on all edges and first three rows on all eaves, and with boosted caps mixed in for 15% of the field. Project was last reviewed on May 30, 2017.)

Actual time: 3:17 p.m.

Present: Mackenzie Homes, Agent with Dylan Chappell

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. The Board found the applicant satisfactorily incorporated the Board's requested changes. The plans are flushed out and finished showing the as-built conditions of the windows and doors that are properly indicated on the plans.
2. The revised roof plan and ridge cap details are approved as submitted to change the approved two-piece mission tile roof material to a Boral "S-Tile" with two-piece Boosted Barcelona caps on all edges and first three rows on all eaves, and with boosted caps mixed in for 15% of the field.
3. The applicant is to submit a color board and sample of the new roof tile to staff for the record.

Action: James/Champendal, 5/0/0. (Sweeney absent.) Motion carried.

FINAL REVIEW

2. 1213 HARBOR HILLS DR

E-1 Zone

(3:30)

Assessor's Parcel Number:	035-480-037
Application Number:	MST2009-00385
Owner:	Stealth MF Trust
Applicant:	Jarrett Gorin
Architect:	Douglas Beard
Landscape Architect:	Robert Fowler

(This is a revised project description. Proposal to construct a new 4,802 square foot, two-story single-family residence with an attached 729 square foot, three-car garage, driveway, 13'x32' pool, spa, patios and retaining walls. Other site improvements include a new trellis, fire pit, barbeque and landscape and hardscape improvements. The proposed project will be constructed on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. Approximately 1,259 cubic yards of grading is proposed, of which 579 cubic yards will occur outside of the building footprint and 680 cubic yards will occur within the building footprint. The proposed total of 5,531 square feet on a 1.09 acre lot located in the Hillside Design District is 110% of the guideline maximum floor-to-lot area ratio (FAR). The project received Staff Hearing Officer review for a Zoning Modification request.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements and Staff Hearing Officer Resolution No. 034-11 and was last reviewed on April 3, 2017.)

Actual time: 3:25 p.m.

Present: Jarrett Gorin, Applicant; Douglas Beard; Architect; and Robert Fowler, Landscape Architect

Public comment opened at 3:42 p.m.

Mark Lloyd spoke in support of the development of the project, building, and project site. He requested a minimum 16 feet of easement access for the two lots including the adjacent public

pedestrian trail, and further study on the location of the proposed access gate pilaster. He later stated he was happy with the public trail's connectivity and access as further clarified by Mr. Gorin.

Public comment closed at 3:47 p.m.

Motion: Continued one week to Consent with comments:

1. The proposed project is ready for Final Approval at Consent review.
2. The proposed gate shall provide a minimum of 16 feet clear access.
3. The applicant is to comply with Tier 3 Storm Water Management Program (SWMP) requirements.

Action: Champendal/James, 5/0/0. (Sweeney absent.) Motion carried.

CONCEPT REVIEW (CONT.)

3. 507 SAN ONOFRE RD

E-3/SD-2 Zone

(3:50) Assessor's Parcel Number: 051-302-005
 Application Number: MST2016-00403
 Owner: Shannon & Gaston
 Architect: Paul Zink

(This is a revised project description. Proposal for additions and alterations to an existing 1,631 square foot two-story single-family residence with an attached 310 square foot two-car garage. The proposed project includes demolishing the existing garage and constructing a new 445 square foot attached two-car garage with a 422 square foot second story addition above. Other site improvements include a main floor addition of 70 square feet, 165 square foot deck and stair addition and an increase in chimney height. The proposed total of 2,568 square feet on a 9,780 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project requires Staff Hearing Officer review for a modification to allow changes to the basic characteristics of a dwelling that is non-conforming to the front setback.)

(Second Concept Review. Comments only. Project requires Staff Hearing Officer review for a Zoning Modification request and was last reviewed on June 12, 2017.)

Actual time: 4:02 p.m.

Present: Paul Zink, Architect

Public comment opened at 4:04 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely to the Staff Hearing Officer with comments:

1. The Board appreciated the applicant's compliance with the Board's requested changes, including the removal of the south side exterior staircase of the proposed addition.
2. The Board found the proposed modification to allow changes to the front setback basic characteristics of the non-conforming dwelling is aesthetically appropriate, and does not pose consistency issues with SFDB Design Guidelines or City Ordinances.

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

PROJECT DESIGN REVIEW**4. 825 ROBLE LN****E-1 Zone**

(4:10) Assessor's Parcel Number: 019-252-008
Application Number: MST2016-00048
Owner: Bell Family Trust
Applicant: Suzanne Elledge Planning and Permitting, Inc.
Architect: Kent Mixon

(The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 265 square foot deck at the third floor level with a trellis, chimney and fireplace, a 30 square foot first floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,819 square feet on a 10,580 square foot lot in the Hillside Design District is 74% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks. Staff Hearing Officer review of front and interior setback modifications is requested.)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 001-17, and was last reviewed June 13, 2016.)

Actual time: 4:10 p.m.

Present: Kent Mixon, Architect; Trish Allen, Applicant; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard requested the Board review the proposed landscape plan.

Public comment opened at 4:22 p.m.

Jeanne Palumbo pointed out the lack of a proposed window on the street side. She would like the Board to propose and/or review any provided on-site parking.

Public comment closed at 4:27 p.m.

Motion: Project Design Approval and continued two weeks to Consent with comments:

1. The Board found the proposed project complies with Planning Commission Resolution No. 001-17.
2. The Board appreciated the previously proposed chimney reduction in height with the added vent, and the additional street side window to provide architectural interest.
3. The Board made 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; and compliance with good neighborhood guidelines.

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

*** THE BOARD RECESSED FROM 4:36 TO 4:41 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 636 AURORA AVE

E-1 Zone

(4:40)

Assessor's Parcel Number: 035-122-013
Application Number: MST2017-00305
Owner: David Saffan
Applicant: Nicole Trautman

(Proposal to construct a 340 square foot first-floor addition and a new 861 square foot second-story addition to an existing 1,291 square foot, one-story, single-family residence with an attached 391 square foot two-car garage. The proposed total of 2,883 square feet on a 10,584 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for additions within the required 10-foot interior setback. This project will address violations in Zoning Information Report ZIR2010-00555.)

(Comments only. Project requires Staff Hearing Officer review for a Zoning Modification request.)

Actual time: 4:41 p.m.

Present: Nicole Trautman, Applicant, CSA Architects

Public comment opened at 4:45 p.m.

The following people expressed opposition or concerns:

1. Nick D'Incelli spoke of concerns regarding the height of the proposed second story and the related privacy impacts.
2. Joan Coil spoke of concerns regarding the proposed second-story height and neighborhood compatibility.
3. Correspondence from Nick & Rosalyn D'Incelli, including a signed petition of concern from David Lopez, Nick D'Incelli, Veronica Rogers, Joan Victoria Coil, Catherine Kater, and LeeAnne Olson, was acknowledged.

Public comment closed at 4:52 p.m.

Motion: Continued indefinitely to Full Board with comments:

1. Further revise the east and north elevations.
2. The applicant is to work with the neighbors for neighborhood compatibility.

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

SFDB-CONCEPT REVIEW (CONT.)**6. 2110 RED ROSE WAY****E-3 Zone**

(5:10) Assessor's Parcel Number: 041-251-016
Application Number: MST2017-00265
Owner: Megan Ross
Agent: Dwight Gregory

(Proposal to construct a new 195 square foot third-story addition with a 44 square foot deck and wrought iron railing to an existing 1,414 square foot two-story single family residence with a 400 square foot attached two-car garage. The proposed project also includes an interior remodel of approximately 32 square feet. The proposed total of 1,609 square feet on a 4,749 square foot lot located in the Hillside Design District is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on June 12, 2017.)

Actual time: 5:11 p.m.

Present: Dwight Gregory, Agent; and Megan Ross, Owner

Public comment opened at 5:14 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with findings made 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 neighborhood guidelines.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:16 P.M. ***