



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 29, 2013

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
ROSA ROGERS O'REILLY, 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/SFDB and then clicking on the *Meeting Videos* tab.

CALL TO ORDER.

The Full Board meeting was called to order at 3:03 p.m. by Chair Woolery.

ATTENDANCE:

Members present: Woolery, Sweeney, Bernstein, Miller, and Pierce.
Members absent: Zimmerman and James.
Staff present: Bedard and Rogers O'Reilly.

GENERAL BUSINESS:

A. Public Comment:

No public comment.

B. Approval of the minutes:

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 15, 2013**, as submitted.

Action: Bernstein/Pierce, 4/0/1. Motion carried. (Sweeney abstained, Zimmerman and James absent.)

C. Consent Calendars:

- Motion: Ratify the Consent Calendar of **July 22, 2013**. The Consent Calendar was reviewed by Fred Sweeney and Jaime Pierce.
- Action: Miller/Pierce, 5/0/0. Motion carried. (Zimmerman and James absent.)
- Motion: Ratify the Consent Calendar of **July 29, 2013**. The Consent Calendar was reviewed by Brian Miller.
- Action: Pierce/Bernstein, 5/0/0. Motion carried. (Zimmerman and James absent.)

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

- a. Ms. Bedard made the following announcements:
- a) Board Member Zimmerman and Board Member James will be absent from today's meeting.
 - b) Item #3, 3002 Sea Cliff has been postponed indefinitely at the applicant's request. It will require a new public notice 10 days in advance of the next scheduled review date.
- b. Mr. Sweeney asked for staff clarification on whether or not the Designer/Architect must be present when their plans are being reviewed.

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW**1. 1164 CRESTLINE DR****E-1 Zone**

(3:10) Assessor's Parcel Number: 049-181-010
 Application Number: MST2013-00139
 Owner: Theodore M. Dolas
 Designer: Don Swann

(Proposal to construct a new 596 square foot second-story addition to an existing 2,172 square foot two-story single-family residence with an attached two-car garage located on a 15,200 square foot lot in the Hillside Design District. The proposal includes a new 83 square foot second-level deck, a new in-ground pool, and replacing the existing ground level patio with a new on-grade patio. The proposed total of 2,763 square feet is 64% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer approval for requested zoning modifications.)

(Project Design Approval and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 038-13. The project was last reviewed by SFDB on May 20, 2013.)

Actual time: 3:10 p.m.

Present: Don Swann, Designer.

Public comment opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval on the Architecture 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 for landscape plan approval with comments:

- 1) The Board had positive comments regarding neighborhood compatibility, quality of architecture and materials, consistency and appearance, and good neighbor guidelines.
- 2) Provide a landscape plan to address areas of disturbance, and identify the planting materials in the bioswell area.

Action: Miller/Pierce, 5/0/0. Motion carried. (Zimmerman and James absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

2. 828 SUMMIT RD

A-2 Zone

(3:30) Assessor's Parcel Number: 015-172-023
Application Number: MST2013-00252
Owner: Maricel Hines
Architect: Jose Luis Esparza

(Proposal for a façade remodel, construction of a new 1,557 square foot one-story addition, and a new 116 square foot two-story addition to an existing 1,388 square foot two-story single-family residence located on a 40,510 square foot lot in the Hillside Design District. The proposal includes a new 498 square foot one-story accessory building, a new, 232 square foot roof-top deck, a new 116 square foot, second-level deck, and demolition of 141 square feet of the existing 633 square foot main-level deck. A total of 532 cubic yards of site grading is proposed. The proposed total of 4,145 square feet is 84% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified in ENF2013-00164 and ZIR2013-00083.)

(Third Concept Review. Action may be taken if sufficient information is provided. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval. The project was last reviewed on July 15, 2013.)

Actual time: 3:27 p.m.

Present: Jose Luis Esparza, Architect.

Public comment opened at 3:52 p.m.

- 1) Eric Erickson, opposition; expressed concerns regarding removal of trees and privacy.
- 2) Anne Specher (submitted 2 letters), opposition; expressed concerns regarding neighborhood compatibility, the removal of trees and loss of privacy.

Public comment closed at 3:59 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a complete site topographic survey and include the probable area of the natural drainage swale and the water course during a rain event. Indicate if there is existing piping under the access driveway.
- 2) Include a plan to indicate all of the adjacent parcels and building footprint locations.
- 3) The square stair tower is too large and is not appropriate. Study a much smaller scale and alternative design approach that is more appropriate in scale to the proposed residence. One Board member suggested studying a circular stair tower element and perhaps adding a round window element in the tower.
- 4) The entry ramp design, as shown, is too aggressive for a single-family residence; consider an alternative design approach to incorporate it as a landscape design component.
- 5) Study and provide dimensions, detailing, sections and details of wrought iron stairwell at the entry staircase coming from the driveway to the open foyer.
- 6) Provide drawings of railings on the patio that are adjacent to the dining room and third bedroom area.
- 7) Provide top and bottom of walls at every location where walls are being proposed as parts of exterior staircases, terraces and decks.

- 8) The Board is not supportive of the location and size of the “dining” deck, in particular as it relates to the visibility from the adjacent residences to the east and north of the site.
- 9) The Board expressed continued concern with the proportions and overall size, bulk and scale of the proposed residence; carefully study the architectural design and proportions.
- 10) Study a reduction in plate heights; consider a variety of plate heights, as appropriate, on the first floor, and reduce the plate heights on the second floor to 8-feet.
- 11) Provide sections and details of proposed balconies.
- 12) Provide a photograph or sample of the type of sandstone being proposed for the vertical wall locations, and show how that will integrate with the driveway and walk area paving materials proposed on the landscape plan.
- 13) With regard to the accessory building:
 - a. Reconsider the size, location, and plate height (10-feet is excessive).
 - b. Study the configuration and design of the foyer element.
- 14) Provide details of all exterior light fixtures, including the size, style and location, particularly if hung on a vertical element of the home.
- 15) Provide rough details of the decorative elements of the foyer, including the address element.
- 16) Provide a further detailed and professional landscape, to include:
 - a. A preliminary irrigation plan.
 - b. Review the proposed landscape plan with the Fire Department for compliance with High Fire requirements.
 - c. Indicate clearly which trees are existing to remain.
 - d. Indicate which trees are to be protected per the arborist report of July 16, 2013.
 - e. Indicate which planting exists other than trees that will remain.
 - f. Indicate which planting is to be removed, including ground cover, shrubbery and trees.
 - g. The Board is looking for substantial box size trees to replace the trees that were removed prior to the Board’s review. The Board looks to the designer for a professional opinion on tree species, types and to find the largest sizes available.

Action: Sweeney/Miller, 5/0/0. Motion carried. (Zimmerman and James absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 3002 SEA CLIFF

A-1/SD-3 Zone

(4:05)

Assessor’s Parcel Number: 047-091-036

Application Number: MST2013-00270

Owner: William H. Bridge Jr. and Michele Profant Family Trust

Designer: Jason Grant

(Proposal for a façade remodel, interior remodel and additions to an existing 2,007 square foot one-story single-family residence, including a one-car garage, located on a 3-acre parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes 730 square feet of one-story additions, and conversion of 740 square feet of existing unfinished basement area into new floor area. The proposal includes one new uncovered parking space, and a total of 440 square feet of new decks, including a new roof deck with exterior stairs. The proposed total of 3,477 square feet is 57% of the guideline floor-to-lot area ratio (FAR).)

(Concept Review. Comments only; project requires coastal review and environmental assessment. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Actual time: 4:52 p.m.

Postponed indefinitely at the applicant’s request.

CONSENT CALENDAR (11:00 A.M.)

Items on Consent Calendar were reviewed by Brian Miller.

REFERRED BY FULL BOARD**A. 3425 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-012

Application Number: MST2012-00135

Owner: Jacques Habra

Designer: Russell Banko Design & Construction

(Proposal for alterations and additions to an existing one-story 1,589 square foot single-family residence with an existing detached 393 square foot two-car garage located on a 17,490 square foot lot in the appealable jurisdiction of the Coastal Zone, and in the Hillside Design District. The proposal includes 1,566 square feet of one- and two-story additions, a new 449 square foot basement addition, and demolition of the existing 393 square foot garage to be replaced with the construction of a new 451 square foot two-car garage. A new 264 square foot one-car carport and an 'as-built' deck of approximately 1,072 square feet are also proposed. The project includes 240 cubic yards of cut, 180 cubic yards of fill, and 160 cubic yards of export. The proposed total of 3,826 square feet, including a 100% basement floor area reduction, is 87% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a requested Coastal Development Permit. The proposal will address the zoning violations in ZIR2011-00228.)

(Final Approval is requested. The project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

Final Approval with conditions:

- 1) Add the north arrow to Sheet 1.
- 2) Reproduce the Tier 3 Storm Water Management Program (SWMP) compliance on the plans, and confirm compliance with the case planner, Kelly Brodison.

REFERRED BY FULL BOARD**B. 965 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-026

Application Number: MST2013-00047

Owner: Bruce Tamao and Janice Elizabeth Hayashi

Applicant: Sophie Calvin

(Proposal to convert an existing 488 square foot accessory building into a new two-story 1,120 square foot single-family residence located on a 10.31 acre lot in the Hillside Design District. The proposal includes a new 333 square foot one-story addition, and creating a new 299 square foot second level within the existing structure. Construction of a new 750 square foot detached two-car garage is also proposed. An existing 119 square foot shed is proposed to remain. The proposal includes a reduction in size to an existing shade structure adjacent to the proposed new garage. The proposed development total of 1,926 square feet is 21% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with comments:

- 1) Reproduce the Tier 3 Storm Water Management Program (SWMP) plans, as approved by Autumn Malanca on May 22, 2013, on the plans.
- 2) A suggestion was made to consider raising the header height of the window in the garage; window sill height to remain.

**** MEETING ADJOURNED AT 4:53 P.M. ****