



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 28, 2014

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
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
AMBER FLEMMINGS, 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 3:05 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce, and Woolery.
Members absent: Zimmerman.
Staff present: Hernandez, Eng (absent), Limón, and Flemmings.

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 14, 2014**, as submitted.

Action: Bernstein/Miller, 6/0/0. Motion carried. (Zimmerman absent).

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **July 21, 2014**. The Consent Minutes were reviewed by Sweeney/James.

Action: Miller/James, 6/0/0. Motion carried. (Zimmerman absent).

Motion: Ratify the Consent Minutes of **July 28, 2014**. The Consent Minutes were reviewed by Miller.

Action: James/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

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

- a. Chair Sweeney requested the Board members vote on the formation of a subcommittee to inform development of the New Zoning Ordinance (NZO). Board members Bernstein, Miller, and Woolery volunteered to be members of the subcommittee. Chair Sweeney will assist the subcommittee, when required, to help update the Board on future matters regarding the NZO.

E. No Subcommittee Reports.

*** THE BOARD RECESSED AT 3:20 P.M., AND RECOVERED AT 3:36 P.M. ***

PROJECT DESIGN REVIEW**1. 438 CONEJO RD****A-1 Zone****(3:10)**

Assessor's Parcel Number: 019-061-013

Application Number: MST2013-00336

Owner: Luis Fernandez

Engineer: Jonathan Villegas

Applicant: Darkmoon B Design & Engineering

Landscape Architect: Joan Radditz

(Revised project. Proposal to construct a two-story, 2,006 square foot, single-family residence and an attached 440 square foot two-car garage. The previous residence was destroyed in the Tea Fire. The proposal includes the removal of five (5) existing trees, new site walls and decks, 264 cubic yards of site grading. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,446 square feet, located on a 6,880 square foot parcel in the Hillside Design District, is 84% of the maximum floor-to-lot area ratio (FAR). The prior design was three-stories and 79% FAR.)

(Project Design Approval and Final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 028-14. Project was last reviewed on July 14, 2014.)

*** THE FOLLOWING AGENDA ITEM WAS REVIEWED OUT OF ORDER. ***

Actual time: 6:13 p.m.

Present: Jonathan Villegas, Engineer; and Joan Radditz, Landscape Architect.

Public comment opened at 6:16 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and Final Approval 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 with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

Action: James/Woolery, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 1314 FERRELO RD

E-1 Zone

(3:40) Assessor's Parcel Number: 029-283-006
Application Number: MST2014-00197
Owner: Scott and Ro Black
Architect: Bill Wolf

(Proposal to construct a new 3,282, two-story single-family residence with an attached two-car garage and a 676 square foot basement on a 10,890 square foot vacant lot in the Hillside Design District. The proposal includes 956 square feet of decks, new retaining walls, more than 500 cubic yards of grading, and a widened driveway on an easement on an adjacent property. The proposed total of 3,885 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval requested. Project was last reviewed on July 14, 2014.)

Actual time: 3:36 p.m.

Present: Bill Wolf, Architect; Laurel Brady, Landscape Architect; and Scott Black, Owner.

Public comment opened at 3:58 p.m.

- 1) Sheldon Sanov expressed concerns with comprehending the many changes to the project without having had sufficient time to examine the plans prior to the meeting. He also stated that someone looking to develop a property for sale as opposed to being an actual homeowner has considerably less concern with neighborhood compatibility.
- 2) Derek Westen expressed concerns regarding the disadvantage of the public's concerns due to the unavailability of the plans for review.
- 3) VJ Jammalamadaka reserved her comments until further information was provided.
- 4) Stephanie Moret submitted a letter and spoke regarding concerns with the construction pertaining to the parking issues as well as the gravel clean-up.
- 5) Rich Carson spoke in support of the project regarding the cooperation of the architect and owner as well as the responsiveness of the Board.

Public comment closed at 4:08 p.m.

Motion: Project Design Approval 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 the Full Board with comments:

- 1) The Board appreciates the reduction of square footage and the shift of some of the building's mass eastward.
- 2) The Board had positive comments regarding the project's consistency and appearance, and neighborhood compatibility.
- 3) The Board suggests the owner and developer institute carpooling to eliminate traffic concerns during construction.

- 4) The Board requests that construction occurs outside of early morning, weekends, and evenings.
- 5) The Board recommends that a construction staging plan be created with instruction from the City Planning Division.

Action: Miller/Bernstein, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

3. 1565 LA CORONILLA DR

E-1 Zone

(4:20) Assessor's Parcel Number: 035-302-003
 Application Number: MST2014-00297
 Owner: Mortgage Deeds, LLC
 Owner: Mark Williams
 Designer: Don Swann

(Proposal to construct a new 3,228 square foot two-story residence with an attached 396 square foot two-car garage. The project includes 374 square feet of decks and a total of 818 cubic yards of cut and fill grading. The proposed total of 3,698 square feet on a 17,646 square foot vacant lot in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed on July 14, 2014.)

Actual time: 4:52 p.m.

Present: Don Swann, Designer; and Mark Williams, Owner.

Public comment opened at 5:04 p.m.

- 1) Cathie McCammon, a representative of the La Mesa Neighborhood Association, expressed concerns regarding the small reduction to the excessive size, bulk and scale of the project in addition to the large amount of glass being used.
- 2) John Paullin, a neighbor at 1585 La Coronilla Drive, expressed concerns regarding the height of the project not being altered in addition to a privacy matter with his living space.
- 3) Tim Putz, a neighbor at 1555 La Coronilla Drive, spoke in support of the project, stating that it is progressing in the right direction.
- 4) Paul Straede, a neighbor at 1558 La Coronilla Drive, spoke in support of the project in relation to neighborhood compatibility.

Public comment closed at 5:12 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the efforts made regarding the project.
- 2) The Board suggests referring to the Single Family Residence Design Guidelines with the sketches provided.
- 3) Study simplifying the shape of the house.
- 4) Study reducing the glazing.
- 5) Study bringing down the grade to properly contour with the slope.

Action: Bernstein/Woolery, 6/0/0. Motion carried. (Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 3753 LINCOLN RD****E-3/SD-2 Zone**

(4:50) Assessor's Parcel Number: 053-430-015
 Application Number: MST2014-00312
 Owner: Gregory Gallant and Christine Nolte

(Proposal to construct a new 1,967 square foot one-story single-family dwelling with an attached 487 square foot two-car garage with a 126 accessory building on a vacant lot. The proposed total of 2,574 square feet of development on a 7,600 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

Actual time: 5:31 p.m.

Present: Gregory Gallant and Christine Nolte, Owner; and Richard Hill, Design Advisor.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

Letters of support from Robert Haas, Jack Waddill, and Roger Holcombe were acknowledged.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study reducing plate height.
- 2) Study lighting fixtures and embellishments fitting Craftsman's style.
- 3) Provide a landscape plan.
- 4) Provide conceptual building sections.

Action: Pierce/Miller, 6/0/0. Motion carried. (Zimmerman absent).

**** THE BOARD RECESSED FOR DINNER BREAK AT 6:19 P.M., AND RECONVENED AT 6:48 P.M. ****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 26 CELINE DR****A-1/E-1 Zone**

(5:25) Assessor's Parcel Number: 055-141-034
 Application Number: MST2014-00316
 Owner: Kyle Korver
 Designer: Susan Sherwin
 Engineer: Paul Belmont

(Proposal to construct a 293 square foot first-floor addition and a 1,026 square foot second-floor addition to an existing 2,420 square foot single-family residence with an attached 497 square foot garage. The proposal includes widening an existing driveway, rebuilding a portion of a retaining wall, and permitting an as-built air conditioning unit. The proposed total of 4,236 square feet of development on a 1.54 square foot lot in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 6:48 p.m.

Present: Susan Sherwin; Designer.

Public comment opened at 6:55 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval 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 the Full Board with comments:

- 1) Study changing the roof pitch and back additions.
- 2) Study use of stone materials.
- 3) Provide garage materials.
- 4) Provide a lighting design.
- 5) Provide a landscape plan along the reconfigured wall and driveway.
- 6) Provide details of railings.

Action: Miller/James, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

6. 215 LA JOLLA DR

E-3/SD-3 Zone

(6:25) Assessor's Parcel Number: 041-363-004
 Application Number: MST2013-00528
 Owner: Frank Bucy
 Architect: David Van Hoy

(Proposal for a major façade and interior remodel to an existing, 1,533 square foot, one-story, single-family residence, including an attached, two-car garage, located on a 6,000 square foot lot within the non-appealable jurisdiction of the Coastal Zone. The proposal includes 398 square feet of one-story additions, a new 379 square foot second-story addition, and an 86 square foot, second-level deck. The proposal includes demolition and re-construction of the existing garage to be located within the original building footprint. The proposal includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,291 square feet is 85% of the required floor-to-lot area ratio (FAR).)

(Project Design and Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 013-14. Project was last reviewed on February 10, 2014.)

Actual time: 7:10 p.m.

Present: David Van Hoy, Architect; Rob Maday, Landscape Architect; and Derek Westen, Lawyer.

Public comment opened at 7:29 p.m.

- 1) Cathie McCammon, a representative of the La Mesa Neighborhood Association, wrote a letter and expressed concerns regarding the preservation of the neighborhood in relation to the project's second story addition in a neighborhood of one-story homes.

- 2) Robin Palmquist, a neighbor at 2536 Selrose Lane, expressed concerns regarding additions to homes that disrupt views and the precedent the project will set for two-story developments in the predominately single-story neighborhood.
- 3) Trevor Martinson expressed concerns regarding an inaccuracy in square footage and the addition of a two-story home in a one-story neighborhood.
- 4) Marc Chytilo wrote a letter and expressed concerns regarding the privacy panels on the project interfering with the privacy of neighboring homes in addition to the light pollution of the second story disrupting the Douglas Family Preserve. He mentioned that the good neighbor guidelines had not been fulfilled as the issue of the second story went against neighborhood compatibility.

Letters of expressed concerns from Rhonda Seiter, Tom and Lisa Carosella, Frank and Jeri Wascoe, and Mark Mittermiller and Coleen Lund were acknowledged.

Public comment closed at 7:45 p.m.

Straw vote: How many Board members could support the second story in context with neighborhood compatibility? 3/3/0 (neutral).

Motion: Continued indefinitely to Full Board with comments:

- 1) Study an alternate design for the second floor privacy screen or reduce the size to 48" using opaque materials.

Action: Miller/James, 4/2/0. Motion carried. (Bernstein/Woolery opposed, Zimmerman absent).

**** MEETING ADJOURNED AT 8:25 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Brian Miller.

REVIEW AFTER FINAL**A. 2105 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara E. Mathews Revocable Trust
Architect: Britt Jewett
Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR).)

(Comments only; Review After Final is requested for an additional three square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. The revised project requires Staff Hearing officer review for an additional zoning modification.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board finds that the proposed modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.