



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 13, 2015

David Gebhard Public Meeting Room: 630 Garden Street

3:00 P.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
JOSEPH MOTICHA
LISA JAMES
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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 3:01 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Moticha, Pierce (3:04 p.m.), and Woolery.
Members absent: None.
Staff present: Limón, Eng, 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 **June 29, 2015**, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **July 6, 2015**. The Consent Minutes were reviewed by Moticha/Pierce.

Action: Bernstein/Moticha, 7/0/0. Motion carried

Motion: Ratify the Consent Minutes of **July 13, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.

Action: Woolery/James, 7/0/0. Motion carried.

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

- a. Mr. Limón reported that an appeal for the project at 1912 Mission Ridge Road will be heard at the City Council meeting on August 11, 2015.

E. Subcommittee Reports.

No Subcommittee Reports.

PROJECT DESIGN REVIEW**1. 1417 SAN MIGUEL AVE****E-3/SD-3 Zone**

(3:10) Assessor's Parcel Number: 045-132-006
 Application Number: MST2015-00263
 Owner: Gott Family Trust
 Designer: Don Swann

(Proposal to construct a new 252 square foot, upper level, covered wood deck and a 42 square foot stairway at the rear of an existing 1,513 square foot single-family residence in the non-appealable jurisdiction of the Coastal Zone.)

(Fourth concept review. Project Design Approval and Final Approval are requested. Project was last reviewed on June 29, 2015.)

Actual time: 3:19 p.m.

Present: Don Swann, Architect; and Mike Gott, Owner.

Public comment opened at 3:23 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 comment:

- 1) The project is consistent in appearance with the architecture, compatible with the surrounding neighborhood, and has quality architecture and materials.
- 2) The Board appreciates the applicant's response to previous comments regarding the change to the front entry and the stairway on the side of the house, adherence to Good Neighbor Guidelines and finish details shown on the provided color board.

Action: James/Woolery, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**2. 1213 HARBOR HILLS DR****E-1 Zone**

(3:30) Assessor's Parcel Number: 035-480-037
 Application Number: MST2009-00385
 Applicant: Jarrett Gorin
 Owner: Cecil Bond Kyte
 Architect: DesignARC

(Proposal for a new 4,217 square foot, two-story residence with an attached 627 square foot, three-car garage, driveway, spa, patios, and retaining walls. The residence will be built on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. The project includes 855 cubic yard of cut and fill grading, of which 405 cubic yards will occur outside the building footprint, and 513 cubic yards will be exported off site. The proposed total floor area of 4,889 square feet is 97% of the guideline maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a street frontage modification.)

(Fourth concept review. Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Project must comply with Staff Hearing Officer Resolution No. 034-11. Project was last reviewed on May 18, 2015.)

Actual time: 3:30 p.m.

Present: Jarrett Gorin, Applicant; Mark Shields, Architect; and Kris Kimpel, Landscape Architect.

Public comment opened at 3:36 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) The Board finds that the architecture is appropriate for the neighborhood, and the FAR at 97% is appropriate considering the context of neighborhood and the sizes of the adjacent homes.
- 2) The project is consistent in appearance with the character of the City, compatible with the neighborhood, has quality architecture and materials, follows Good Neighbor Guidelines, and preserves public views.

Action: Miller/James, 7/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 611 HOLMCREST RD****E-1 Zone**

(4:00) Assessor's Parcel Number: 019-331-012
Application Number: MST2015-00305
Owner: Brett Slatkin
Agent: Wade Davis Design

(Proposal to enclose a covered deck at the lower floor to become 47 square feet of habitable area and to enclose a portion of a covered deck on the upper floor to become 27 square feet of habitable area. The project includes an 85 square foot upper floor addition. The additions and alterations will result in a total of 164 square feet of new additions to the existing 1,355 square foot, two-level residence with an attached one-car garage. The project also includes replacing an existing uncovered porch with a new 131 square foot porch, new lower and upper floor deck extensions of 109 and 167 square feet, respectively, and new windows. The proposed total of 1,235 square feet on a 5,629 square foot lot in the Hillside Design District is 70% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for additions and alterations in the front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Actual time: 3:54 p.m.

Present: Jim Davis, Architect.

Public comment opened at 4:03 p.m.

- 1) Jim Glass, neighbor at 237 Las Alturas Road, expressed concerns regarding the impact of the project to his ocean view and the illumination from the proposed skylights.

A letter of expressed concerns from Jim and Claudia Glass were acknowledged.

Public comment closed at 4:06 p.m.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board finds that the proposed materials are an improvement to the existing property.
- 2) Provide samples of the standing seam PVC roof.
- 3) Provide a partial landscape plan to soften the south side of the deck and the lower south side of the house, and provide a way to update and balance the north side planter area.
- 4) Provide an exterior lighting plan.
- 5) The three requested modifications are acceptable in relation to the size, bulk and scale of the building.

Action: Pierce/Miller, 7/0/0. Motion carried.

PROJECT DESIGN REVIEW**4. 507 YANKEE FARM RD****A-1/SD-3 Zone****(4:35)**

Assessor's Parcel Number: 047-030-022
 Application Number: MST2015-00170
 Owner: Kail S. Wathne and Lori N. Rafferty
 Architect: Lori Kari Architect

(Proposal for an addition and alterations to an existing 1,890 square foot, one-story, single-family residence with a 498 square foot detached 2-car carport. The project will include a new 750 square foot, detached 3-car garage with an attached 500 square foot workshop, and 2,152 square foot driveway. Also proposed is the conversion of an existing detached 490 square foot workshop to habitable space with a 362 square foot addition. This new habitable space will be attached to the main residence by a 53 square foot mud room. Three as-built uncovered parking spaces are proposed at the front of the dwelling. An existing as-built garden shed located within the interior setback will be removed. Two new olive trees are proposed. The proposed total of 4,543 square feet of development on a 1-acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 91% of the guideline maximum floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the total covered parking on site to exceed the allowed maximum of 750 square feet.)

(Second concept review. Project Design Approval is requested. Final Approval may be granted if sufficient information is provided. Project must comply with Tier 3 Storm Water Management Program prior to Final Approval. Project must comply with Staff Hearing Officer Resolution No. 034-15. Project was last reviewed on May 4, 2015.)

Actual time: 4:42 p.m.

Present: Lori Kari, Architect; and Lori Rafferty, Owner.

Public comment opened at 4:48 p.m.

Letters of support from Paul Weisman and Jeffrey Young were acknowledged.

Public comment closed at 4:52 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 Consent with comments:

- 1) The project is consistent in appearance with the scenic character of the City and enhances the neighborhood. The project is compatible with the neighborhood, has a size, bulk, and scale appropriate to the site, has quality architectural details that maintain the natural appearance, and preserves the public views.
- 2) The landscape plan is appropriate for the character and the water requirements.
- 3) The applicant followed the Good Neighbor Guidelines.
- 4) The applicant is required to identify the species of the olive trees and phormium plantings.
- 5) The Board finds that the three uncovered parking spaces are sufficiently screened.

Action: Miller/Bernstein, 7/0/0. Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**5. 121 W MOUNTAIN DR****A-1 Zone**

(5:05) Assessor's Parcel Number: 021-061-021
 Application Number: MST2015-00172
 Owner: El Escondite, LLC
 Architect: Studio G
 Engineer: Kevin Vandervort

(Proposal for a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 300 cubic yards of grading excavation under the building footprint and 300 cubic yards of grading excavation outside of the building footprint. This 5,102 square foot development on a 7.01 acre site in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

(Second concept review. Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). Project must comply with Planning Commission Resolution No. 036-01. Project was last reviewed on May 4, 2015.)

Actual time: 5:04 p.m.

Present: Gina Giannetto, Designer; and Leslie Colasse, Architect.

Public comment opened at 5:28 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 the proportions of the window on the north elevation.
- 2) Study the exterior lighting on the front gate.
- 3) Study the landscape plan regarding spatial placement.
- 4) The Board supports the structural body color of "elephant tusk" and other proposed colors; "Santa Barbara blue" needs to be depicted correctly.
- 5) Provide wall details of the courtyard.
- 6) The project is consistent in appearance with the character of the City and enhances the neighborhood, is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site, and has quality architectural details that maintain the natural appearance of the ridgeline and hillside.
- 7) The applicant followed the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.

Action: Miller/Moticha, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 5:50 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by Joseph Moticha and Denise Woolery.

FINAL REVIEW**A. 710 LAS CANOAS PL****A-1 Zone**

Assessor's Parcel Number: 021-030-034
Application Number: MST2015-00320
Owner: Jeff Bourne
Applicant: William Rourke

(Proposal for to construct a trellis-style patio cover at the east elevation and a gabled-style patio cover at the south elevation of an existing single-family residence in the Hillside Design District. The proposal includes replacing windows with folding glass doors under the new patio cover on the south elevation.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**B. 825 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-027
Application Number: MST2015-00322
Owner: Kamala and Stuart Heisler
Architect: Amy Taylor

(Proposal for site work including the replacement of existing concrete and asphalt driveway and walkway with pavers, 2,465 square feet of new rear yard patios, a total of 150 linear feet of new garden walls to be 29 inches in height, a total of 205 cubic yards of site grading, and a new spa. Also proposed is the alteration of doors and windows to include three patio doors and seven windows. The site is currently developed with a one-story single family residence located on a 38,073 square foot lot in the Hillside Design District.)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program.)

Continued one week to Consent with comment:

1) Plans are adequate for Final Approval once SWMP compliance is verified by staff.

NEW ITEM**C. 333 E PEDREGOSA ST****E-1 Zone**

Assessor's Parcel Number: 025-391-017
Application Number: MST2015-00314
Owner: David Tufts
Architect: John Beauchamp
Owner: David Tufts

(Proposal for window and door alterations to an existing 2,038 square foot single family dwelling with a detached two-car garage and workshop. No changes are proposed to the garage/workshop. Staff Hearing Officer review is requested for alterations to the dwelling in the required front setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Continued to Staff Hearing Officer to return to Consent with comment:

- 1) The modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.

NEW ITEM**D. 302 LIGHTHOUSE RD****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-021-029
Application Number: MST2015-00336
Owner: Craig Sharmat
Applicant: Gelare Macon
Contractor: Consolidated Overhead Door

(Proposal to install an automated remote controlled barrier lift gate arm at the driveway. The unit will be installed 22 feet from the edge of the public right-of-way. A similar application is proposed at the other driveway fronting 310 Lighthouse Road. The site is located in the non-appealable jurisdiction of the Coastal Zone.)

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

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 comment:

- 1) Include a cut sheet of the lift gate on plans.

NEW ITEM**E. 310 LIGHTHOUSE RD****E-3/S-D-3 Zone**

Assessor's Parcel Number: 045-021-022
Application Number: MST2015-00338
Owner: Martha Morrow
Applicant: Gelare Macon
Contractor: Consolidated Overhead Door

(Proposal to install an automated remote controlled barrier lift gate arm at the driveway. The unit will be installed 21 feet from the edge of the public right-of-way. A similar application is proposed at the other driveway fronting 302 Lighthouse Road. The site is located in the non-appealable jurisdiction of the Coastal Zone.)

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

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 comment:

- 1) Include a cut sheet of the lift gate on plans.