



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, July 27, 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 3:02 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller (3:04 p.m.), Bernstein, James, Moticha (3:07 p.m.), Pierce, and Woolery (3:17 p.m.).
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 **July 13, 2015**, as submitted.

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

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **July 20, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.
- Action: Piece/James, 4/0/1. Motion carried. (Miller abstained, Moticha/Woolery absent).
- Motion: Ratify the Consent Minutes of **July 27, 2015**. Item A of the Consent Minutes was reviewed by Sweeney and Items B – D were reviewed by Moticha/Woolery.
- Action: Bernstein/James, 5/0/0. Motion carried. (Moticha/Woolery absent).

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

- a. Mr. Eng made the following announcements:
- 1) The appeal of the Final Approval granted to 1912 Mission Ridge Road will be heard at the City Council meeting on August 11, 2015. Chair Sweeney will be in attendance.
 - 2) A neighbor filed a second appeal of the Project Design and Final Approval granted to 118 La Vista Grande. The appellant will withdraw the first appeal as the project was reheard as requested, and will withdraw the second appeal pending the applicant's removal of a trellis element from the project.
 - 3) Board member Woolery will be arriving later to today's meeting.
- b. Board member Bernstein will recuse herself from Item #3, 301 Mohawk Road.

E. Subcommittee Reports.

No Subcommittee Reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 210 MEIGS RD

E-3/SD-3 Zone

(3:15) Assessor's Parcel Number: 045-110-011
 Application Number: MST2015-00138
 Owner: 210 Meigs Road, LLC
 Agent: Rich Ridgeway
 Architect: Richard T. Thorne

(Concept review of a proposal to construct five new single-family residences in a five-lot subdivision that was approved by the Planning Commission on March 5, 2009 under separate application MST2006-00476. Each of the five lots is located within the non-appealable jurisdiction of the Coastal Zone. Lot 1: Proposal for a one-story, 2,831 square foot single-family residence with an attached two-car garage on an 8,630 square foot lot. This proposal is 85% of the required maximum floor-to-lot area ratio (FAR). Lot 2: Proposal for a two-story, 3,025 single-family residence with an attached two-car garage on a 7,313 square foot lot. This proposal is 100% of the required maximum floor-to-lot area ratio (FAR). Lot 3: Proposal for a two-story, 3,025 square foot single-family residence with an attached two car garage. This proposal is 92% of the required maximum floor-to-lot area ratio (FAR). Lot 4: Proposal for a two-story, 3,178 square foot single-family residence with an attached two car garage. This proposal is 100% of the required maximum floor-to-lot area ratio (FAR). Lot 5: Proposal for a one-story, 2,831 square foot single-family residence with an attached two car garage. This proposal is 73% of the required maximum floor-to-lot area ratio (FAR). Each project shall comply with Planning Commission Resolution No. 007-09.)

(Comments only; one-time concept review. Project must comply with Planning Commission Resolution No. 007-09.)

Actual time: 3:10 p.m.

Present: Rich Rideway, Agent; Richard Thorne, Architect and Laurie Romano, Landscape Architect.

Public comment opened at 3:29 p.m.

- 1) Jay Van Meter, neighbor at 240 Reed Court, expressed concern about safety around the proposed entryway and sought clarification on traffic calming measures along Meigs Road.
- 2) Marie La Sala, neighbor at 222 Meigs Road, expressed concerns about the project's impact on her ocean views and that the proposed hardscape will diminish the existing greenery.

A letter of expressed concerns from Carol Kallman was acknowledged.

Public comment closed at 2:37 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study lowering the FARs for each project through approaches that include reducing the volume of the first and second stories, lowering the plate heights, and the reducing roof pitches.
- 2) The Board appreciates the beach-oriented style of the architecture and how it fits in with the neighborhood.
- 3) Show the required open yards on the plans.
- 4) Provide site sections.
- 5) Incorporate more variety in the use architectural details among the different homes.

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

*** THE BOARD RECESSED AT 4:17 P.M. AND RECONVENED AT 4:27 P.M. ***

PROJECT DESIGN REVIEW

2. 1342 PORTESUELLO AVE

E-1 Zone

(4:30)

Assessor's Parcel Number: 049-252-013
 Application Number: MST2015-00187
 Owner: David Thomas & Associates, Inc.
 Architect: Pujo & Associates, Inc.

(Proposal for a façade remodel and construction of a new 175 square foot second-story addition to an existing two-story 2,184 square foot residence with an attached 433 square foot, two-car garage. The proposal also includes an interior remodel of 502 square feet. The proposed total of 2,792 square feet on a 7,418 square foot lot in the Hillside Design District is 92% of the required maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer Review for requested modifications for additions and alterations in the front and interior setbacks.)

(Second concept review. Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 037-15. Project was last reviewed on May 18, 2015.)

Actual time: 4:27 p.m.

Present: Alex Pujo, Architect; and Jeff Yardi, Landscape Architect.

Public comment opened at 4:33 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 Consent with comments:

- 1) The architecture is consistent in appearance, the style is compatible with the neighborhood, the architecture and materials are appropriate, and the Good Neighbor Guidelines were followed.
- 2) Provide a color board and architectural details.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 301 MOHAWK RD

E-3/SD-3 Zone

(5:00)

Assessor's Parcel Number: 041-323-004
 Application Number: MST2015-00232
 Owner: Mary Jane Scarcello Gift Trust
 Applicant: Dale Pekarek
 Designer: The Fine Line
 Owner: Don Mori

(Proposal to construct a 395 square foot second-story addition and a 23 square foot upper level deck, and to permit the "as-built" 237 square foot sunroom addition on the first floor to an existing 1,280 square foot one-story, single-family residence with a detached 424 square foot two-car garage. The proposed total of 2,195 square feet on a 6,743 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone is 77% of the maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications to allow a conforming second-story addition to the dwelling in the required front setbacks.)

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

Actual time: 4:48 p.m.

Present: Dale Pekarek, Designer; Lee Schmidt, Contractor; and Don Mori, Owner.

Public comment opened at 4:54 p.m. As no one wished to speak, public comment was closed.

Motion: Continued two weeks to Full Board with comments:

- 1) Restudy the vertical elements of the house (especially where the profile of the second story aligns flush above the front entry on the south elevation).
- 2) Reduce the plate height on the second floor.
- 3) Provide an alternate retention plan to comply with SWMP requirements.

Action: Moticha/Miller, 6/0/0. Motion carried. (Bernstein stepped down).

*** THE BOARD RECESSED AT 5:21 P.M. AND RECONVENED AT 5:31 P.M. ***

PROJECT DESIGN REVIEW**4. 236 SALIDA DEL SOL****E-3/SD-3 Zone**

(5:40) Assessor's Parcel Number: 045-122-006
Application Number: MST2015-00155
Owner: Wagner Family Trust
Architect: Blair Weymouth
Engineer: John Oeltman
Contractor: Creations By Callis, Inc.

(Proposal to construct 404 square feet of second floor additions to an existing 1,978 square foot, one-story, single-family residence with an attached two-car garage. The proposed total of 2,565 square feet on an 8,094 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 80% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in the Zoning Information Report ZIR2015-00130.)

(Third Concept Review. Project Design Approval is requested. Project was last reviewed on June 29, 2015.)

Actual time: 5:31 p.m.

Present: Blair Weymouth, Architect.

Public comment opened at 5:39 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 Consent with comments:

- 1) The Board appreciates the architect's selection of a new door style, the relocation of the deck, and the lowering of the second floor plate height.
- 2) The glass railings are acceptable for this project.
- 3) The consistency and appearance, neighborhood compatibility, and the style of architecture are appropriate.
- 4) Good Neighbor Guidelines were followed.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED AT 5:46 P.M. AND RECONVENED AT 5:54 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 910 CAMINO VIEJO RD****A-2 Zone**

(6:10) Assessor's Parcel Number: 015-060-046
Application Number: MST2015-00332
Owner: Marshall and Elizabeth Turner
Architect: Cearnal Andrulaitis, LLP

(Proposal for a two-story, 3,582 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 185 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,600 cubic yards of cut grading and 900 cubic yards of fill grading. The proposed total of 4,512 square feet of development on a 1.15 acre lot in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:55 p.m.

Present: Brian Cearnal, Architect.

Public comment opened at 6:03 p.m.

A letter of expressed concerns from Kim and Kip Seefeld was acknowledged regarding construction hours, impacts on parking from construction, and the amount of grading in relation to erosion.

Public comment closed at 6:05 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) The Board supports the design and finds the architecture tasteful.
- 2) The Board finds the 90% FAR acceptable in the context of the large lot size and the design's relationship to the site's contours.
- 3) Provide roofing material and color.
- 4) Provide a landscape plan.
- 5) The Board supports the balcony in front of the living room.

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

**** MEETING ADJOURNED AT 6:25 P.M. ****

CONSENT AGENDA (11:00 A.M.)

Item A on the Consent Agenda was reviewed by **Fred Sweeney** and Items B – D were reviewed by **Joe Moticha and Denise Woolery**.

PROJECT DESIGN AND FINAL REVIEW**A. 1609 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-180-003
 Application Number: MST2015-00164
 Owner: Jayne Brechwald and Gary Elkins Living Trust
 Applicant: Joseph Moticha
 Engineer: Gary Frolinko

(Proposal for a new 276 square foot living room on the second floor of an existing 2,103 square foot, three-level, single-family residence with an attached 574 square foot, two-car garage. An existing 2'-4" decorative dome on the third floor will be removed and replaced with a 5'-8" inch dome. Also proposed are the addition of a 63 square foot elevator entry room, elevator shaft, and minor patio alterations. The total proposed total of 2,995 square feet on a 16,161 square foot lot in the Hillside Design District is approximately 69% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested.)

Project Design Approval and Final Approval as submitted 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.

FINAL REVIEW**B. 240 EUCALYPTUS HILL DR A-2 Zone**

Assessor's Parcel Number: 015-050-025
 Application Number: MST2014-00548
 Owner: Clay Tedeschi Trust
 Engineer: Mitch Perkins
 Contractor: J. Fenske Construction, Inc.
 Architect: Thompson Naylor Architects

(This is a revised project description. Proposal for 1,423 square feet of first- and second-floor additions and an interior remodel to an existing two-story, 4,845 square foot single-family residence with a detached 403 square foot two-car garage with 468 square feet of accessory space above. The proposed total of 7,139 square feet on a 2.9 acre lot in the Hillside Design District is 118% of the guideline maximum floor-to-lot area ratio (FAR). The project has been revised to omit a new 449 square foot two-car garage and will no longer require a front setback modification.)

(Final Approval is requested.)

Final Approval as submitted.

CONTINUED ITEM**C. 45 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-014
Application Number: MST2015-00190
Owner: Pan Hsiao-Li and Dru Finley
Applicant: Macaluso Pools, Inc.
Engineer: Michael Gerenser Engineering

(Proposal to construct a 510 square foot pool and spa with a 45 square foot infinity edge basin at an existing single-family residence in the Hillside Design District. The proposal includes associated pool equipment and fencing, 50 cubic yards of fill to be exported off site, permitting an "as-built" air conditioner unit, and removal of a sink in a utility closet. The project will address violations in the Zoning Information Report ZIR2014-00365.)

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

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 comment:

- 1) Provide a detailed landscape plan around the pool area.

NEW ITEM**D. 1634 MIRA MESA DR****E-1 Zone**

Assessor's Parcel Number: 035-160-025
Application Number: MST2015-00363
Owner: Thomas Frank Bourbeau

(Proposal for new 1,050 square foot wooden deck at the side and rear of an existing single-family residence in the Hillside Design District.)

(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 condition:

- 1) Provide color details on plans.