



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, August 10, 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 3:03 p.m. by Chair Sweeney.

ATTENDANCE:

Members present: Sweeney, Miller, Bernstein, James, Pierce, 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 **July 27, 2015**, as submitted.

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

C. Consent Minutes:

Motion: Ratify the Consent Minutes of **August 3, 2015**. The Consent Minutes were reviewed by Sweeney/Woolery.

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

Motion: Ratify the Consent Minutes of **August 10, 2015**. The Consent Minutes were reviewed by Moticha/Woolery.

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

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

a. Mr. Eng announced that the appeal of the 1912 Mission Ridge Road project will be heard tomorrow, August 11, 2015, at the City Council meeting.

b. Board member Bernstein announced she will be stepping down from Item #1, 301 Mohawk Road.

E. Subcommittee Reports.

No Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 301 MOHAWK RD****E-3/SD-3 Zone****(3:10)**

Assessor's Parcel Number: 041-323-004

Application Number: MST2015-00232

Owner: Mary Jane Scarcello Gift Trust

Designer: Dale Pekarek

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.)

(Second concept review. Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications. Project was last reviewed on July 27, 2015.)

Actual time: 3:09 p.m.

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

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

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

- 1) The Board supports the requested modifications.
- 2) Simplify the roof gable on the south elevation.
- 3) Keep the gable roof instead of Dutch gables.
- 4) Clarify the landscaping on the berm on the landscape plan.
- 5) Study using a 42" wide door on the second floor balcony off the master bedroom on the west elevation.

- 6) The Board recommends keeping the existing stone pine tree. Should the applicant choose to remove the tree, the removal shall be mitigated with additional tree plantings in the yard.

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

PROJECT DESIGN REVIEW

2. 516 SEA RANCH DR

A-1/SD-3 Zone

(3:35) Assessor's Parcel Number: 047-021-016
 Application Number: MST2015-00265
 Owner: Wolf Trust
 Architect: James Macari

(Proposal to demolish 96 square feet and add 696 square feet to an existing one-story, 2,443 square foot, single-family residence with an attached 416 square foot, two-car garage. The project includes the addition of an attached 307 square foot one-car garage, construction of a detached, 400 square foot accessory building, enlargement of the driveway area, demolition of a 1,137 square foot deck, and construction of a new 1,529 square foot wood deck, of which 1,123 square feet will be covered. The proposed total of 4,166 square feet of development on a 1.5 acre parcel in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 79% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the portion of the parcel in the non-appealable jurisdiction of Coastal Zone.)

(Second concept review. Project Design Approval is requested. Project was last reviewed on June 29, 2015.)

Actual time: 3:33 p.m.

Chair Sweeney read a statement regarding sole proprietorship exceptions.

Present: James Macari, Architect; and Jaime Pierce, Landscape Architect.

Public comment opened at 3:43 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 applicant's response to the comments from the previous review.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and public views.
- 3) Good neighbor guidelines were followed.

Action: James/Woolery, 6/0/0. Motion carried. (Pierce stepped down).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 3:55 P.M. ****

CONSENT AGENDA (11:00 A.M.)

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

REVIEW AFTER FINAL**A. 103 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-061
 Application Number: MST2011-00261
 Owner: JWM Revocable Trust
 Architect: Bill Wolf
 Landscape Architect: Charles McClure

(This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Review After Final is requested for the following: 1) Eliminate the 15' x 20' covered barbecue. 2) Relocated solar panels to the westerly side of the property. 3) Retain the specimen olive tree in the driveway courtyard. 4) For all "A" designated windows, change arched windows to rectangular windows. 5) Eliminate wrought iron grill at smaller windows. 6) Eliminate the window in the middle of the south elevation. 7) Eliminate the small window at the middle of the west elevation. 8) Eliminate rock fascia at main entry. 9) Eliminate decorative detail at three fireplaces. 10) Eliminate clay pipe trim detail at the top of gable peaks in two locations. 11) Change trim detail of two columns at the main house and accessory structure patio. 12) Eliminate exterior on-demand water heater at westerly side of south elevation.)

Approval of Review After Final as submitted.

FINAL REVIEW**B. 1311 W VALERIO ST****R-1 Zone**

Assessor's Parcel Number: 041-081-014
 Application Number: MST2015-00067
 Owner: Benjamin Seeley
 Applicant: Noah Greer

(Proposal for exterior alterations to an existing one-story 1,040 square-foot single-family home. The proposal includes including relocation of windows and the front entry door, new front yard steps and pathways. This proposal will permit a 42" to 64" tall "as-built" retaining wall in the rear yard and a 42" tall retaining wall in the public right of way, the latter of which will require an encroachment permit. There are no changes to the building footprint, roof height, exterior colors or materials or square footage, which will remain at 37% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations listed in the Zoning Information Report (ZIR2011-00330).)

(Final Approval is requested.)

Final Approval with condition:

- 1) Label colors and finishes on plans.

FINAL REVIEW**C. 507 YANKEE FARM RD****A-1/SD-3 Zone**

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

(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.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project must comply with Staff Hearing Officer Resolution No. 034-15. Applicant is requesting an exception to the fence and screen height standards per SBMC 28.87.170. Determination required for consistency with neighborhood character.)

Final Approval as submitted with comment:

- 1) The over-height hedge and southern driveway gate are aesthetically acceptable.

FINAL REVIEW**D. 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 asphalt with permeable pavers, 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.)

Final Approval as submitted.

FINAL REVIEW**E. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00352
Owner: Susan Brodie
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the non-appealable portion of the parcel.)

(Final Approval is requested.)

Continued indefinitely to Consent.

NEW ITEM**F. 750 CALLE ALELLA****E-1 Zone**

Assessor's Parcel Number: 041-181-009
Application Number: MST2015-00359
Owner: Nicholas A. Sanford
Architect: Allan McComb

(Proposal to permit an "as-built" extension of a raised deck, wrapping around the south and east elevations of an existing 1,696 square foot single-family residence with a 348 attached two-car garage below. This project includes Staff Hearing Officer review for requested zoning modifications to allow the "as-built" deck to encroach into the required front and interior setbacks. This project will address violations in the Zoning Information Report ZIR2015-00108.)

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

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

- 1) The requested modifications are aesthetically appropriate and do not pose consistency issues with the design guidelines.
- 2) The location of the "as-built" deck in relation to the neighbor acceptable due to the large amount of vegetative screening along the eastern property line and no major privacy impacts.

NEW ITEM**G. 866 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-330-022
Application Number: MST2015-00379
Owner: Bettie Parks Ravel, Trustees
Agent: Trish Allen

(Proposal to permit an "as-built" 330 square foot upper-level raised deck in the front yard of a 1,812 square foot, two-story single-family residence in the Hillside Design District. The project also includes replacement of two windows with French doors on the front elevation. The project includes Staff Hearing Officer review for a requested zoning modification to allow the deck to encroach into the front setback. This project will address violations identified in enforcement case ENF2014-00992.)

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

Letters of expressed support from neighbors Tina K. Berg, Rex Ramey and Merrilee Jay, Patrick Grace, and the Bommerez family were acknowledged.

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

- 1) The requested modification is aesthetically appropriate and does not pose consistency issues with the design guidelines.
- 2) The Board acknowledges the presence of other decks and balconies in the front yards of neighboring properties.
- 3) The glass railing is acceptable at this location on the Riviera as it is not highly visible from areas of the city below.