



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, January 11, 2016 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
 JOSEPH MOTICHA
 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
 GABRIELE COOK, Recording 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 3:00 p.m.

ATTENDANCE:

Members present: Sweeney, Miller, Moticha, Bernstein, Pierce, and Woolery.
Members absent: James.
Staff present: Eng and Cook.

GENERAL BUSINESS:

A. Election of Chair and Vice-Chair for 2016.

David Eng called for the nominations and elections of Chair and Vice-Chair for the 2016 calendar year.

Fred Sweeney was nominated for SFDB Chair, and Brian Miller was nominated for SFDB Chair. As no other nominations were made for the position as Chair, an oral vote was conducted. Election vote: 4/2 (James absent). The election vote was in favor of Mr. Sweeney. Mr. Sweeney accepted the nomination.

Brian Miller was nominated for SFDB Vice-Chair. As no other nominations were made for the position as Vice-Chair, an oral vote was conducted. Election vote: 6/0 (James absent). The nomination of Mr. Miller as Vice-Chair was unanimously approved. Mr. Miller accepted the nomination.

Congratulations were extended to Fred Sweeney as the new Chair, and to Brian Miller as the new Vice-Chair, for the 2016 year.

B. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

C. Ratification of the minutes of the Single Family Design Board meeting of the **January 5, 2016** will be postponed until the **January 25, 2016** meeting.

D. Consent Calendar:

Motion: Ratify the Consent Calendar for **January 11, 2016**. The Consent Calendar was reviewed by **Pierce, Sweeney** (Items A, C, D, E) and **Moticha** (Item B).

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

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

1. Mr. Eng made the following announcements:

- a) Board member Lisa James will be absent from today's meeting.
- b) The next scheduled Consent Review will be held Tuesday, January 19, 2016, due to the City's closure in observance of the Martin Luther King, Jr. Day.

2. Board member Bernstein acknowledged the work outgoing Council member Dale Francisco did in support of the Single Family Design Board during his tenure.

F. Subcommittee Reports: No subcommittee reports.

FINAL REVIEW**1. 302 E CALLE LAURELES****E-3/SD-2 Zone**

(3:15) Assessor's Parcel Number: 053-084-011
 Application Number: MST2015-00476
 Owner: James D. Fowkes
 Designer: J Grant Design

(Proposal to replace an existing 300 square foot attached one-car garage with a new 476 square foot attached two-car garage and to construct a 1,506 square foot two-story residential addition on an existing 1,087 square foot single-family dwelling. Also proposed is a new 32 square foot covered front entry porch, to change the exterior finish from plaster to Hardi-shake, and to replace all remaining windows with new. The proposed total of 2,712 square feet (of which 476 square feet in the garage is receiving a 50% floor-to-lot area ratio [FAR] credit for basement square footage) on a 6,414 square foot lot is 89% of the required maximum FAR.)

(Final Approval is requested. Project was last reviewed October 19, 2015.)

Actual time: 3:08 p.m.

Present: Jason Grant, Architect; and Jessica Harlin, Landscape Designer.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with the following 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.
- 1) The color board is acceptable.
- 2) The color of the wood framed garage door are acceptable.
- 3) The landscape plan is acceptable with the removal of the liquid amber tree from the proposal.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 1568 LAS CANOAS RD

A-1 Zone

(3:30) Assessor's Parcel Number: 021-082-032
 Application Number: MST2015-00517
 Owner: Matthew J. Boeddeker
 Architect: Tom Ochsner

(Proposal to permit the "as-built" conversion of the 361 square foot garage to habitable floor area and construct a new two-story, detached accessory building, including a 500 square foot, two-car garage, and 494 square feet of accessory space. The proposal also includes a 165 square foot family room addition, a new covered patio, a new guest parking space, and alterations to site paving. The proposed development total of 3,514 square feet, located on a 1.46 acre lot in the Hillside Design District, is 67% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on November 16, 2015.)

Actual time: 3:23 p.m.

Present: Tom Ochsner, Architect.

Public comment opened at 3:29 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval and continued indefinitely to the Consent Review with comments:

- 1) Provide a landscape plan for the area around the proposed garage.
- 2) Study the skylight to prevent any lantern effects.
- 3) Provide full details and color board.
- 4) Show compliance with Tier 3 Storm Water Management Plan (SWMP) requirements.

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

Amended 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 Review 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.
- 2) Provide a landscape plan for the area around the proposed garage.
- 3) Study the skylight to prevent any lantern effects.
- 4) Provide full details and color board.

- 5) Provide compliance with Tier 3 Storm Water Management Plan (SWMP) requirements.

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

The ten-day appeal period was announced.

**** THE BOARD RECESSED AT APPROX. 3:41 P.M., AND RECOVERED AT 3:48 P.M. ****

REVIEW AFTER FINAL

3. 265 CONEJO RD

A-1 Zone

(4:00)

Assessor's Parcel Number: 019-041-008
 Application Number: MST2013-00351
 Designer: Kris Kirkelie
 Owner: Robert M. Light Trust

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final is requested for revisions to the exterior architectural style, fenestration, and finish materials and colors. The revisions also include an increase of the net square footage from 2,579 to 2,657 square feet, and a corresponding increase of the guideline maximum floor-to-lot area ratio (FAR) from 45% to 47%. It also includes the addition of exterior stairs, the revision of the garage to a carport with storage, a new 12' x 18' pool and associated equipment, reduction of the deck from 692 to 265 square feet, and reconfiguration of the interior of the residence. The revisions require a Substantial Conformance Determination for Staff Hearing Officer Resolution No. 066-13. This project was referred to the Full Board from Consent on January 4, 2016.)

Actual time: 3:48 p.m.

Present: Kris Kirkelie, Designer; and Robert Light, Owner.

Public comment opened at 3:59 p.m. As no one wished to speak, public comment was closed.

Straw vote: How many Board members could support the roof deck? 4/2/0 (passed).

Motion 1: Continued indefinitely to Full Board with comments:

- 1) The Board appreciates the style of the architecture; however, the Board requests a more accurate detailing and delineation on the elevations to more accurately reflect the Architect's vision.
- 2) The Board finds the landscape plan acceptable.
- 3) Study the exterior color to be a more muted white.
- 4) Study reducing the size of the roof deck.

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

Motion 2: The Board finds the front modification is aesthetically appropriate and does not pose consistency issues with the design guidelines or required findings.

Action: Miller/Moticha, 5/0/1. Motion carried. (Bernstein abstains, James absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone****(4:30)**

Assessor's Parcel Number: 045-131-030
Application Number: MST2015-00580
Owner: Peter Hirth Trustee
Applicant: Windward Engineering

(Proposal for 301 square foot of lower-level additions and for 956 square feet of main/upper-level additions to an existing 1,142 square foot, one-story single-family residence with an attached 239 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new attached 440 square foot, two-car garage at the lower level, along with a new driveway and turnaround. The project includes new three-foot high retaining walls and a new six-foot high wood fence. The proposed total of 2,839 square feet on an 11,771 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal review. This project will address violations in Zoning Information Report ZIR2015-00382.)

(Project Design Approval is requested.)

Actual time: 4:48 p.m.

Present: Misael Contreras, Engineer.

Public comment opened at 4:56 p.m.

- 1) Joe Lackades, neighbor at 1541 San Miguel Ave, expressed concerns regarding the gable lines on the east and west elevations, and the lack of extra parking spaces asconditioned by Planning Commission.

Public comment closed at 4:59 p.m.

Motion: Continued two weeks to the Full Board with comments:

- 1) The majority of the Board finds the project's direction appropriate to meet the compatibility guidelines.
- 2) Study the window proportions.
- 3) Study modifying the roof slope and plate heights.
- 4) Provide alternative roof materials.
- 5) Provide a full landscape plan, giving special attention to the pedestrian entryway and its relationship with the neighborhood.
- 6) Provide a resolution for any additional required parking spaces if they are indeed required by Planning Commission.

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

Board comments: The Board suggested the Applicant study alternative exterior colors.

**** MEETING ADJOURNED AT 5:18 P.M. ****

SEE SEPARATE AGENDA FOR CONSENT ITEMS