



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
NOVEMBER 13, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Lisa James
Joseph Moticha
Robert Richards

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:
Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, James, and Moticha
Members absent: Richards
Staff present: Mamulski and Goo

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **October 30, 2017**, as submitted.
Action: Miller/Moticha, 4/0/0. (Richards absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 6, 2017**, as reviewed by Board Members Moticha and Richards.
Action: James/Moticha, 4/0/0. (Richards absent.) Motion carried.
Motion: Ratify the Consent Calendar of **November 13, 2017**, as reviewed by Board Members Moticha and Richards.
Action: Miller/James, 4/0/0. (Richards absent.) Motion carried.

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

1. Mr. Kato announced he will be guiding the Board through review of Item 1, 55 Chase Drive, for minor site improvements.
2. Ms. Mamulski announced Board Member Robert Richards would be absent from the meeting.

E. Subcommittee Reports:

No subcommittee reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 55 CHASE DR

RS-15 Zone

(3:10)

Assessor's Parcel Number: 015-020-010
 Application Number: MST2017-00705
 Owner: Christopher J. Ottinger

(Proposal to construct a 7' high board form concrete wall and 6' high wood IPE fence in the front yard. The proposed project includes a Minor Zoning Exception request for a trash enclosure to be located within the interior setback. Other site improvements include new concrete pavers with gravel, new drainage swales, French drain, and associated landscaping including three new olive trees in the front yard. Also proposed is a new gas fire pit and water element. There are no proposed alterations to the existing single residential unit.)

(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.240.A.6.a.i, for the proposed encroachment into the setback.)

Actual time: 3:11 p.m.

Present: Kathryn Dole, Landscape Architect

Staff comments: Mr. Kato clarified the required findings for minor zoning exceptions.

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval and continued to Consent with comments:

1. The Board made the SBMC 30.245, Minor Zoning Exception findings and SBMC 30.140.240.A.6.a.i findings for the proposed encroachment into the setback, as follows:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impacts to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and

- d. The improvements will be compatible with the existing development and character of the neighborhood.
2. The Board made the Minor Zoning Exception finding that the Waste/Recycling Enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.
3. The Board made 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping and trees; compliance with good neighborhood guidelines; protection of public health, safety, and welfare; and preservation of public views.
4. Return with a color board.
5. The Board found the proposed drainage as shown on plan Sheet L-3, the landscape plan on Sheet L-1 and L-2, and the proposed patio water fountain and fire pit acceptable.
6. The Board reviewed the westerly adjacent property and determined that the existing adjacent property structure is sufficiently separated between the proposed trash location; the general activity of the westerly property owner does not appear to conflict with the proposed trash enclosure and proposed fence at the property line; and any potential impacts of general odor and/or noise generated by the proposed trash location is not expected to pose a significant impact to the adjacent westerly neighbor.

Action: Moticha/Miller, 4/0/0. (Richards absent.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 817 MARILLA AVE

R-M Zone

(3:55)

Assessor's Parcel Number: 035-060-005
 Application Number: MST2017-00033
 Owner: Ian C. Plant
 Applicant: Dylan Henderson

(Proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot, two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a front setback modification request.)

(Project Design Approval is requested. Project was last reviewed February 21, 2017 and must comply with Staff Hearing Officer Resolution No. 047-17.)

Actual time: 3:47 p.m.

Present: Dylan Henderson, Applicant; and Ian C. Plant, Owner

Public comment opened at 3:52 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued to Consent with comments:

1. The Board found the proposed size, bulk, and scale of the addition are appropriate for the style of the architecture and the fabric of the neighborhood.
2. Paint the rear steel columns a darker color.
3. The front encase column color shall match the lighter color of the trellis element.
4. The Board found the proposed roof design acceptable, and the proposed hip roof appropriate.
5. The Board made 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 positive comments regarding the project's consistency and appearance in size, bulk, and scale; neighborhood compatibility; quality of architecture and materials; landscaping; protection of public health, safety, and welfare; and compliance with good neighborhood guidelines.
6. Return with a color board with the same colors conceptually presented at this meeting.

Action: Miller/Moticha, 4/0/0. (Richards absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:04 TO 4:25 P.M. ***

PROJECT DESIGN REVIEW**3. 945 ARBOLADO RD****RS-15 Zone****(4:25)**

Assessor's Parcel Number:	019-241-004
Application Number:	MST2017-00549
Owner:	Brad & R. Merritt
Architect:	Chris Cottrell
Engineer:	Ashley Vance

(Proposal for a remodel and additions to an existing 2,540 square foot single-unit residence located in the Hillside Design District. The project includes a 34 square foot first-floor addition, 204 square foot basement-level addition, and converting the existing carport into a two-car garage. The project will provide 837 square feet of rear decks. The proposed total of 3,165 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed October 2, 2017.)

Actual time: 4:25 p.m.

Present: Ashley Vance, Engineer

Public comment opened at 4:35 p.m., and as no one wished to speak, it closed.

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

1. The Board found the reduction of the exterior deck by three feet and the elimination of the stairway an acceptable solution to the previous review comments.

2. The easterly deck that encroaches 14 feet, one inch from the property line into the setback is acceptable.
3. The proposed conversion of the enclosure into a two-car garage is acceptable.
4. The garage door shall be a mixture of solid panels and opaque glass panels, with three solid bottom panels and one top opaque glass panel for a mostly non-luminous garage door.
5. The Board made 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

Action: James/Moticha, 4/0/0. (Richards absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:43 TO 5:51 P.M. ***

PROJECT DESIGN REVIEW

4. 1224 HARBOR HILLS DR

RS-15 Zone

(4:55)

Assessor's Parcel Number:	035-480-070
Application Number:	MST2017-00647
Owner:	Cecil Kyte
Applicant:	Hovak Yekiazarian
Architect:	Melisa Turner

(Proposal to construct a new 3,539 square foot, one-story single residential unit with an attached basement and 473 square foot two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 4,012 square feet of development on a 28,459 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed October 30, 2017.)

*** The item was heard out of order. ***

Actual time: 6:11 p.m.

Present: Mark Shields, DesignARC; and Lane Goodkind, Landscape Architect

Staff comments: Ms. Mamulski stated that staff is working on resolving a haltable item and until it is resolved the project can receive comments only.

Board comments:

1. The Board expressed that the project is generally moving in a positive direction.
2. Study using thin trough light fixtures tucked in next to the window glass, as opposed to small spot light fixtures to avoid a cone lighting effect.
3. The Board was concerned with the roof system and its impact on the neighbor above. Study ways to mitigate the color aesthetics of the roof elements.
4. Provide photos of the landscape and hedges being proposed to mitigate privacy and visual impacts to the neighbor above.

CONCEPT REVIEW (CONT.)

5. 1563 SYCAMORE CANYON RD

RS-1A Zone

(5:25)

Assessor's Parcel Number: 019-320-010
 Application Number: MST2017-00439
 Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot, one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area-ratio (FAR).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed August 21, 2017.)

Item postponed indefinitely at the applicant's request.

CONCEPT REVIEW (CONT.)

6. 520 STANLEY DR

RS-7.5/USS Zone

(5:55)

Assessor's Parcel Number: 051-191-019
 Application Number: MST2017-00324
 Owner: Alma Bayquen 2014 Revocable Trust
 Designer: Louis Robinson

(Proposal to construct a new 515 square foot second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. Other site improvements include a new trash enclosure; new tank-less water heater and solar panels are proposed under a separate permit. The proposed total of 2,470 square feet of development on a 6,440 square foot lot is 88% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 16, 2017.)

Actual time: 5:52 p.m.

Present: Louis Robinson, Designer; and Christian & Briana Villasenor, Owners

Public comment opened at 6:01 p.m., and as no one wished to speak, it closed.

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

1. The Board appreciated the changes that have been made to the project.
2. The Board found that the Compatibility Analysis Criteria generally have been met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. The project fully complies with all applicable City Charter and Municipal Code requirements. The project's design is consistent with design guidelines applicable to its location within the City.
 - b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
 - c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
 - d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
 - e. The design of the project responds appropriately to established scenic public vistas.
 - f. The project includes an appropriate amount of open space and landscaping.
3. The Board made 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.
4. Study adding window shutters to the two front windows on the south elevation.
5. Study relocating the downspouts.
6. Add the balcony and curve roof details to the plan drawings.
7. Add two light fixtures to the second story as shown on Sheet A5.1.
8. The Board reviewed the trash enclosure on plan Sheets A5.1, and A1.1, and found it acceptable.
9. The frame of the solar panels should be black in color instead of chrome.

Action: Miller/Moticha, 4/0/0. (Richards absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**7. 30 SKYLINE CIR****RS-15 Zone****(7:00)**

Assessor's Parcel Number: 041-175-024
Application Number: MST2017-00704
Owner: Kumar R. Atterbury
Applicant: Brian Miller

(Proposal to construct a 194 square foot, one-story addition to an existing one-story single residential unit. Other site improvements include an exterior shower and a new 270 square foot wood deck. The proposed total of 1,189 square feet of development on a 9,289 square foot lot located in the Hillside Design District is 34% of the maximum allowable floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

Item postponed indefinitely due to lack of quorum.

CONCEPT REVIEW - NEW ITEM**8. 1616 LA CORONILLA DR****RS-15 Zone****(7:30)**

Assessor's Parcel Number: 035-033-004
Application Number: MST2017-00712
Owner: Edward G. & Kat McConnell
Architect: Jeffrey Stoutenborough

(Proposal to construct a 270 square foot, one-story addition and alterations to an existing 2,190 square foot single residential unit. The proposed project includes the demolition of an existing bedroom, addition of a new master suite, and a remodel of the kitchen and laundry room. Other site improvements include new patio areas, new guardrails, and an exterior spiral stair case to the existing roof deck, and removal of a 16" magnolia tree in the rear yard. The proposed project also includes replacing the entire roof with Class A metal roofing and adding a roof trellis element at the front entry. The proposed total of 2,460 square feet of development on a 10,000 square foot lot located in the Hillside Design District is 66% of the maximum allowable floor-to-lot area ratio (FAR). Project will address violations in Zoning Information Report ZIR2014-00352.)

(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)

Postponed indefinitely due to lack of quorum.

*** MEETING ADJOURNED AT 6:30 P.M. ***