



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

APRIL 16, 2018

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

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

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

STAFF:
Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell (absent 4:40-5:00 p.m.), James, Moticha, and Ziegler
Members absent: Richards
Staff present: Mamulski (until 5:00 p.m.), Pilar Plummer, Planning Technician (from 5:00-5:18 p.m.), 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 **April 2, 2018**, as submitted.

Action: James/Ferrell, 5/0/1. (Miller abstained. Richards absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 9, 2018**, as reviewed by Board Members Sweeney and Richards.

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

Motion: Ratify the Consent Calendar of **April 16, 2018**, as reviewed by Board Members Sweeney and Richards.

Action: Ferrell/James, 6/0/0. (Richards absent.) Motion carried.

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

1. Ms. Mamulski announced the following:
 - a. Board Member Richards will be absent from today's meeting.
 - b. The City Council appeal of 636 Aurora Avenue was withdrawn, and the project will return for SFDB review.
 - c. A City Council hearing will be held on April 18, 2018 regarding Accessory Dwelling Unit (ADU) Ordinance amendments and adoption.
 - d. A City Council hearing will be held on April 24, 2018 regarding the Draft Local Coastal Plan (LCP) amendments.
 - e. Ms. Mamulski request advance notification of the
 - f. Ms. Mamulski will be leaving the meeting early, and Pilar Plummer, Planning Technician, will staff the remainder of the meeting.

E. Subcommittee Reports:

1. Board Member Miller reported on the City Advisory Committee meeting of April 12, 2018.
2. Chair Sweeney reported on recent ADU Ordinance Committee meeting and communicated the importance of the previously submitted checklist to Councilmember Jason Dominguez in readiness for tomorrow's Council hearing. Chair Sweeney will not be in attendance at that hearing and requested a volunteer representative of the Board. Chair Sweeney also reported on the Joint City Council and Planning Commission meeting held on April 13, 2018.

IN-PROGRESS REVIEW

1. 1704 LA VISTA DEL OCEANO DR

RS-15 Zone

(3:10)

Assessor's Parcel Number: 035-480-060
 Application Number: MST2005-00019
 Owner: Claudia Arango
 Architect: Zehren & Associates
 Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single-family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

(Comments Only. Project requires Staff Hearing Officer Review.)

Actual time: 3:18 p.m.

Present: Jarrett Gorin, Architect; Sarah Bronstad, Agent; and Jessica Grant, Acting Zoning and Enforcement Supervisor, City of Santa Barbara

Staff comments: Ms. Grant clarified the related two lots and titled addresses of the proposed Roger's Tract illegal subdivision project, and reported the project site's past history.

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

Correspondence in opposition or with concerns from Lise Saari & Steve Young (owners of the adjacent empty lot) and Berni Bernstein was acknowledged.

Motion: Continue indefinitely to Consent with comments:

1. The Board gave positive comments supporting the proposed window and stucco changes, the window fenestration, and the interior material finishes.

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

PROJECT DESIGN REVIEW

2. 1426 MOUNTAIN VIEW RD

RS-15 Zone

(3:30)

Assessor's Parcel Number: 035-071-007
Application Number: MST2018-00121
Owner: David Gutierrez
Architect: Tracy Burnell

(Proposal for alterations to an existing 2,299 square foot, two-story single residential unit with an attached 591 square foot two-car garage. The proposed project includes converting 110 square feet of garage space to first-floor habitable space, and an interior remodel of 406 square feet. Other site improvements include the replacement of windows and doors, a new tank-less water heater, reconstructing the deck, and replacing an existing trellis with a new one. The proposed total of 2,890 square feet of development on a 17,385 square foot lot located in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed April 2, 2018.)

Actual time: 3:45 p.m.

Present: Tracy Burnell, Architect; and David Gutierrez, Owner

Public comment opened at 3:48 p.m., and as no one wished to speak, it closed.

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

1. The Board appreciates that the window on the second floor will remain as existing.
2. Provide a color board.
3. Provide a cut sheet or example of lighting and fixture details, and the locations on the elevations and plans.
4. The Board makes 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; and compliance with good neighborhood guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW (CONT.)**3. 1346 MANITOU RD****RS-15 Zone**

(3:50) Assessor's Parcel Number: 049-210-010
Application Number: MST2018-00145
Owner: Lewis E. Manring
Architect: David Winitzky

(Proposal to install a new 17-foot high 15,000 gallon galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade. Approximately 38.5 cubic yards of excavation is proposed, to be redistributed at adjacent grade. There is no new square footage proposed to the existing single residential unit.)

(Action may be taken if sufficient information is provided. Project was last reviewed April 2, 2018.)

Actual time: 3:54 p.m.

Present: David Winitzky, Architect; and Lewis E. Manring, Owner

Staff comments: Ms. Mamulski read a report submitted by James Rumbley of the Creeks Division on the water retention volume requirements, and the proposed galvanized stormwater storage tank and reinforced concrete foundation system recessed into existing grade.

Public comment opened at 4:04 p.m.

Correspondence in support was provided by the applicant from an adjacent neighbor and was acknowledged.

Public comment closed at 4:06 p.m.

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

1. Provide a complete landscape plan showing the planting details proposed around the galvanized water storage tank.
2. The proposed grey color of the 9,000 gallon galvanized water storage tank is acceptable.
3. The Board makes 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; and compliance with good neighborhood guidelines.
4. The Board conducted sufficient review for the preservation of public views of immediate adjacent neighbors for this project.
5. It was noted that the preservation of private views is not within the purview of the Board.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:12 TO 4:14 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

4. 945 ARBOLADO RD

RS-15 Zone

(4:10) Assessor's Parcel Number: 019-241-004
Application Number: MST2018-00144
Owner: Edward Glassgold
Applicant: Chris Cottrell

(Proposal for additions and alterations to an existing 2,540 square foot, two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks, and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:14 p.m.

Present: Chris Cottrell, Applicant; and Edward Glassgold and Joanne Lynn, Owners

Public comment opened at 4:22 p.m.

The following people expressed opposition or concerns:

1. Correspondence from John Atkins was acknowledged. Chair Sweeney commented for the record that Mr. Atkins' written comments regarding use of the adjacent driveway to and from the project site is an issue between property owners and not within the purview of the Board; however, the unpermitted personal "no parking" sign posted by the previous owners should be immediately removed from the site.
2. Correspondence from Thomas D. Fogel was acknowledged.

Public comment closed at 4:25 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. Restudy the proposed roof material because standing seam metal roof material is not acceptable nor consistent with the general established neighborhood.
2. Restudy opaque glass garage door; the proposed top lights may be opaque glass material, but the garage door must be made of either wood or alternative material.
3. Remove immediately the existing and posted "no parking" signage.
4. Provide lighting details on the plans.
5. Remove the existing deck out of the side yard setback so that it is not encroaching beyond 15 feet into the setback.
6. Provide window locations on the plans.
7. The applicant is to work with adjacent neighbors to determine a mutually acceptable hedge height with the understanding that any hedge height at 8 feet

or above will trigger a Minor Zoning Exception that will require re-noticing by staff for this application.

8. Restudy the upper roof deck cover configuration on the south elevation.
9. The Board understands that the proposed pool will be resubmitted under a separate application.

Action: James/Moticha, 5/1/0. (Ziegler opposed. Richards absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 1633 OVERLOOK LN

RS-15 Zone

(4:40)

Assessor's Parcel Number: 015-191-001
 Application Number: MST2018-00064
 Owner: Stephen McHugh

(Proposal to construct 597 square feet of lower level additions to an existing 3,612 square foot, two-level single-family dwelling with a detached 529 square foot two-car garage. The proposed project includes 597 square feet of expanded roof decks above the additions as well as minor door and window alterations. Staff Hearing Officer review is requested to allow the unpermitted pergolas to encroach within the required front setback. The proposed total of 4,738 square feet of development on a 24,817 square foot lot located in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Staff Hearing Officer review.)

Actual time: 4:40 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Ferrell recused herself from hearing this item.

Staff comments: Ms. Mamulski clarified for the Board that since the proposed front rock wall is located within 10 feet of the front lot line, the front wall cannot exceed 3.5 feet in height.

Present: Al Windsor, Agent

Public comment opened at 4:48 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. Provide condensed existing and proposed drawings on the same plan sheets of the floor plans and site plans.
2. Provide documentation/confirmation from adjacent neighbors of their awareness of the proposed project.
3. Provide photographs and detailed plans, sections, and elevations of the proposed pergolas and the proposed decks.
4. Clarify the front setback line on the plans.

Action: Miller/Moticha, 5/0/0. (Richards and Ferrell absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1325 W MOUNTAIN DR****RS-1A Zone**

(5:10) Assessor's Parcel Number: 021-050-027
Application Number: MST2018-00161
Owner: Carolyn H. Cusack Living Trust
Designer: Brian Zant

(Proposal to enclose an existing 502 square foot patio at an existing 2,130 square foot, one-story single residential unit with a detached 499 square foot two-car garage. Other site improvements include a door replacement, and the addition of painted black metal trellises to the south-facing doors and windows. The proposed total of 3,131 square feet of development on a 1.82 acre lot located in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:00 p.m.

Present: Brian Zant, Designer

Public comment opened at 5:05 p.m.

Tony Clark, neighbor, was in support of the project.

Public comment closed at 5:07 p.m.

Motion: Continue indefinitely to Consent with comments:

1. The Board finds acceptable the general overall architecture, design style, and the proposed changes to the enclosed patio.
2. Provide a detailed full set of site plans and working drawings.

Action: Miller/Ziegler, 6/0/0. (Richards absent.) Motion carried.

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