



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
APRIL 30, 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: Miller, Ferrell, James, Moticha, Richards, and Ziegler
Members absent: Sweeney
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 **April 16, 2018**, as submitted.
Action: Moticha/Ferrell, 5/0/0. (Richards abstained. Sweeney absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 23, 2018**, as reviewed and amended by Board Members Miller and Richards.
Action: James/Moticha, 6/0/0. (Sweeney absent.) Motion carried.

Motion: Ratify the Consent Calendar of **April 30, 2018**, as reviewed by Board Members Moticha and Richards.
Action: Richards/Moticha, 6/0/0. (Sweeney absent.) Motion carried.

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

1. Ms. Mamulski announced the following:

- a. Item 3, 945 Arbolado Road has been postponed two weeks at the applicant's request.
- b. Board members Moticha and Miller were reminded that their terms on the Board will be ending soon in June 2018, and re-application forms for re-appointment to the Board are due to the City Clerk's Office submitted by email or in-person with recruitment interviews to be held in May and June.

2. Board Member Ferrell announced she will be stepping down from Item 1, 49 Cedar Lane.

E. Subcommittee Reports:

No subcommittee reports.

CONCEPT REVIEW (CONT.)

1. 49 CEDAR LN

RS-15 Zone

(3:10)

Assessor's Parcel Number: 015-094-001
Application Number: MST2018-00204
Owner: Thomas Lee Harnetiaux
Agent: Corine Del Campo

(Proposal for a re-roof on an existing single residential unit located in the Hillside Design District. The proposal includes the removal of an existing asphalt shingle roof and replacing it with a new flat pan standing seam metal roof in color "Black.")

(Action may be taken if sufficient information is provided. Project was last reviewed April 23, 2018 at Consent and continued to Full Board.)

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

Actual time: 3:06 p.m.

Present: Thomas Lee Harnetiaux, Owner

Staff comments: Ms. Mamulski requested the Board the proposed the flat pan standing seam metal roof in the motion for this item.

Public comment opened at 3:08 p.m., and as no one wished to speak, it closed.

*** This motion will be corrected by the Board at its meeting of May 14, 2018. ***

Original motion reads as follows:

Motion: Project Design Approval with the condition for the applicant to provide details of the ridge and flat pan standing seam metal roof at 12-inches on center.

Action: Moticha/Richards, 4/1/0. (James opposed. Ferrell stepped down. Sweeney absent.) Motion carried.

Individual comments: Board Member James stated that she didn't support the motion because the applicant didn't provide neighborhood compatibility documentation as previously requested; otherwise, she might have supported the motion.

The ten-day appeal period was announced.

Corrected motion should read as follows:

Motion: 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, and conditions:

1. The standing seam metal roof shall be 12-inches on center.
2. Provide a detail of the ridge.

Action: Moticha/Richards, 4/1/0. (James opposed. Ferrell stepped down. Sweeney absent.) Motion carried.

Individual comments: Board Member James stated that she didn't support the motion because the applicant didn't provide neighborhood compatibility documentation as previously requested; otherwise, she might have supported the motion.

The ten-day appeal period was announced.

CONCEPT REVIEW (CONT.)

2. 2620 SAMARKAND DR

RS-7.5/USS Zone

(3:25)

Assessor's Parcel Number: 051-310-031
 Application Number: MST2017-00761
 Owner: Joseph Leonard
 Architect: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 558 square feet, and a second-story addition of 650 square feet. Other site improvements include a new 755 square foot roof deck, 170 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 50 cubic yards of grading will occur on site. The proposed total 2,773 square feet of development on an 11,092 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Second Concept Review. Project was last reviewed January 8, 2018.)

Actual time: 3:23 p.m.

Present: John Beauchamp, Architect; Lane Goodkind, Landscape Architect; and Joseph Leonard, Owners

Public comment opened at 3:36 p.m.

Helen Berkeley Meigs, adjacent neighbor, spoke of privacy and noise concerns regarding a portion of the deck and one window overlooking her property, requested either relocated window or a frosted window, a 6-foot high privacy screening wall for the portion of the deck, and lighting and pool equipment noise mitigation.

Correspondence in opposition from Sathya Guruswamy was read into the record.

Public comment closed at 3:44 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the removal of the large north side roof deck.
2. Reduce the roof deck over the kitchen to within the 15-foot guideline criteria from the south property line.
3. Restudy the pop-out window and the front entry to keep the design more within the traditional style.
4. The roof design changes which has reduced the modern appearance.
5. The conceptual landscape design is acceptable.
6. Provide pool equipment details and location.
7. Provide lighting details and locations.

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

CONCEPT REVIEW (CONT.)

3. 945 ARBOLADO RD

RS-15 Zone

(3:55)

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).)

(Second Concept Review. Project was last reviewed April 16, 2018.)

Item postponed indefinitely at the applicant's request.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1540 SHORELINE DR****E-3/SD-3 Zone****(4:15)**

Assessor's Parcel Number: 045-181-018
Application Number: MST2018-00168
Owner: Harding 2003 Revocable Trust
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square foot two-story single residential unit with a detached 384 square foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square foot addition. The proposal also includes a second-floor remodel of 328 square feet, and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for an Interior Setback Modification request to allow window changes within the western interior setback.)

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

Actual time: 4:12 p.m.

Present: Chris Belanger, Designer and Architect, and Associate

Public comment opened at 4:16 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer for return to the Consent with comments:

1. The proposed western window changes are acceptable.
2. The proposed interior setback modification within the western interior setback is aesthetically appropriate. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.

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

*** MEETING ADJOURNED AT 4:25 P.M. ***