



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JUNE 11, 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
Kaitlin 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 from 4:21-4:35 p.m.), James (until 4:35 p.m.), Moticha (until 4:35 p.m.), and Ziegler
Members absent: Richards
Staff present: Matt Cameron, Planning Technician, 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 **Tuesday, May 29, 2018**, as submitted.

Action: Moticha/Ziegler, 4/0/2. (James and Moticha abstained, Richards absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 4, 2018**, as reviewed by Board Members Sweeney and Richards.

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

Motion: Ratify the Consent Calendar of **June 11, 2018**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Cameron announced that Item 1, 1632 La Vista Del Oceano can receive comments only.
2. Board Member James and Moticha announced they will be stepping down from agenda Item 4, 127 E. Valerio Street, due to conflict of interest concerns.
3. Board Member Ferrell announced she will be stepping down from agenda Item 3, 881 Paseo Ferrelo, due to conflict of interest concerns.

DI. Subcommittee Reports:

Board Member Sweeney reported on his recent trip to Atlanta, Georgia and the architecture in the area.

FINAL REVIEW

1. 1632 LA VISTA DEL OCEANO DR

RS-15 Zone

(3:15) Assessor's Parcel Number: 035-180-081
Application Number: MST2014-00200
Owner: Young-Saari Living Trust
Architect: James LeCron

(This is a revised project description. Proposal to construct a new three-level, 2,895 square foot, single-family residence including an attached, 442 square foot, two-car garage and basement located on a 10,145 square foot vacant lot in the Hillside Design District. The proposal includes a total of 498 cubic yards of grading, new site walls, a new pool, a covered loggia, and future ground-mounted solar system. The proposal is 77% of the maximum required floor-to-lot area ratio (FAR). The proposal for the new residence received Project Design Approval on December 1, 2014. The scope has been revised to include an expanded driveway area and new retaining wall of up to 11 feet tall in the front yard. The project includes an Administrative Exception to allow the new retaining wall to exceed 8 feet in height within the interior setback.)

(Action may be taken if sufficient information is provided. Project was last reviewed on September 8, 2015.)

Staff comments: Mr. Cameron advised that no action can be taken on the project since the Tier 3 Storm Water Management Program (SWMP) requirements are still pending.

Actual time: 3:08 p.m.

Present: James LaCron, Architect

Public comment opened at 3:12 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with the comment:

1. Once Tier 3 Storm Water Management Program (SWMP) requirements are provided, the project is ready for Project Design Approval.
2. The exception findings are to be made during Consent Review.

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

*** THE BOARD RECESSED FROM 3:18 TO 3:25 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM**2. 881 PASEO FERRELO****RS-15 Zone****(3:40)**

Assessor's Parcel Number: 029-321-006
Application Number: MST2018-00163
Owner: Peak10, LP

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14' in height.)

(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on May 14, 2018.)

Actual time: 3:25 p.m.

Present: Clay Aurell, Architect, and Greg Christman, Designer, AB Design Studio, Inc.; and Todd Davidson, Owner

Public comment opened at 3:43 p.m.

The applicant submitted written correspondence in support from Chad Smart, Jon Barry Combes, Tim Rutland, and Lon Bailey, which were read into the record.

Correspondence with concerns from Lon Bailey was read into the record.

Public comment closed at 3:47 p.m.

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

1. The Board supports the overall style and architecture of the building.
2. The eastside hedge height of 24-feet is aesthetically appropriate as proposed, since it is understood that the 15-foot required setback is a guideline and not a requirement.
3. The westside deck is acceptable as proposed.

4. The southside deck extension on both levels are acceptable as proposed.
5. Even though the proposed deck extensions encroach within the two required interior setbacks, a majority of the Board found the deck extensions aesthetically appropriate, compatible with the existing neighborhood, within acceptable proximity of adjacent homes with no privacy impacts, and found them to be consistent with the Single Family Design Board Design Guidelines and City Ordinances.

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

*** THE BOARD RECESSED FROM 4:13 TO 4:21 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 1633 OVERLOOK LN

RS-15 Zone

(4:15) 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).)

(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review. Project was last reviewed on April 16, 2018.)

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

Actual time: 4:21 p.m.

Present: Stephen and Nicole McHugh, Owners

Public comment opened at 4:26 p.m., and as no one wished to speak, it closed.

Correspondence is support from Frank T. Suryan Jr., Warren P. Miller, and Louise and Ronald Moore were acknowledged.

Public comment closed at 4:27 p.m.

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

1. The proposed modification to allow the unpermitted pergolas, identified as pergola No. 1 and pergola No. 2, on plan Sheet A1.2 to encroach within the required front setback are an aesthetic enhancement and are appropriate, and do not have any negative impacts to the neighborhood or adjacent homes. The proposed modifications do not pose consistency issues with Single Family Design Board Design Guidelines or City Ordinances.

2. Provide the proposed and existing property and setback lines on the plans.
Action: James/Ziegler, 5/0/0. (Ferrell and Richards absent.) Motion carried.

Board comment: Staff to check and verify if the existing and non-conforming pool in the front yard does not require a further modification.

CONCEPT REVIEW - NEW ITEM

4. 127 E VALERIO ST

R-2 Zone

(4:50) Assessor's Parcel Number: 027-111-011
Application Number: MST2018-00176
Owner: Richard K. Untermann
Architect: David Ferin

(Proposal to convert an existing two-story 2,863 square foot duplex to a single family residence. The project includes demolition of approximately 397 square feet of second-story interior floor area, and the construction of a 244 square foot addition on the first floor. The overall size of the structure will be reduced from 2,863 to 2,710 square feet and will result in a structure which is 103% of the maximum allowed floor-to-lot area ratio (FAR) on the 5,846 square foot lot. Also proposed are exterior changes to doors, siding, and windows as well as a reconfigured driveway, car turnstile, and improvements to landscaping. The sandstone wall bordering the Public Right of Way is historically significant and shall be retained.)

(Comments Only. Project requires further Environmental Assessment.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Members James and Moticha recused themselves from hearing this item.

Actual time: 4:35 p.m.

Present: John Fenske, Architect; Jarrett Gorin, Agent; and Richard K. Untermann, Owner

Staff comments: Mr. Cameron informed the Board that there exists some public interest and possibly some un-submitted public comment on this proposed project; however, due to the miscommunication during submittal of the project, there existed some confusion on whether the Single Family Design Board or Architectural Board of Review had purview on this proposed project, and as a consequence some interested parties may not have been aware of the project confirmation on the current agenda.

Straw vote: How many Board Members can support reviewing the proposed project for comments only today? 4/0 Passed

Public comment opened at 4:52 p.m.

John Kuizenga spoke of concerns regarding the proposed removal of turnaround, proximity concerns regarding the proposed noisy turnstile, and any building within the established easement.

Public comment closed at 4:56 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the proposed style of architecture; however, the Board requests the applicant be sensitive to the architecture of adjacent buildings in the neighborhood theme for compatibility and consistency, specifically with the corner windows.
2. Provide a color board.
3. Provide photographs to support the consistency of the proposed architecture.
4. The Board suggests the applicant begin and maintain communication with adjacent neighbors to support good neighbor policy.
5. Provide a more detailed landscape plan, including fence and hedge height details on the northeast side of the property; and verify if a modification is required for the proposed hedge height.
6. Provide floor plans and elevations, including complete and improved graphic details of existing on the plans.
7. Provide and clarify details of the turnstile and noise decibel levels.
8. Provide a catalog and cut sheets of the turnaround.

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

*** MEETING ADJOURNED AT 5:20 P.M. ***