



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JUNE 25, 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, James, Moticha, Richards, and Ziegler
Members absent: None
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 **June 11, 2018**, as submitted.
Action: Miller/Ziegler, 6/0/1. (Richards abstained) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 18, 2018**, as reviewed by Board Members Sweeney and Richards.
Action: Miller/Ferrell, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **June 25, 2018**, as reviewed by Board Members Sweeney and Richards.
Action: James/Ziegler, 7/0/0. Motion carried.

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

Ms. Mamulski announced that a quorum request for a site visit to be held just prior to the next Full Board meeting of July 9, 2018 will be emailed to the Board.

- E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 2901 PASEO TRANQUILLO RS-7.5 Zone
(3:10)

Assessor's Parcel Number: 053-203-008
Application Number: MST2017-00568
Owner: Gooch Retirement Plan Trust
Designer: Jessie Davis
Applicant: Amy Von Protz

(Proposal to construct 2,033 square feet of first- and second-floor additions to an existing 877 square foot one-story, single-family residence with a 364 square foot one-car garage. The proposed project also includes demolishing the existing one-car garage, and constructing a new 498 square foot attached two-car garage. Other site improvements include an interior remodel and an attached Accessory Dwelling Unit (ADU); per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 3,408 square feet of development on a 9,672 square foot lot is 95% of the maximum allowable floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested to allow window alterations within the required interior setback that will be less than 5 feet from the interior property line.)

(Project Design Approval is requested. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.165.040.B.2, for the proposed openings in setback allowances. Project was last reviewed May 29, 2018.)

Actual time: 3:06 p.m.

Present: Amy Von Protz, Applicant; and Jessie Davis, Designer

Public comment opened at 3:10 p.m.

The following people expressed opposition or concerns:

1. Jennifer Keane, neighbor, spoke of concern regarding the large size of the project to reflect neighborhood compatibility.
2. Steve Nagelmann, adjacent neighbor, spoke of concerns regarding water drainage run off the project site to his lower elevation property, and preservation of private mountain views. (Board member Sweeney stated he knew Mr. Nagelmann as a personal friend.)
3. Correspondence with concerns from Steve and Dee Nagelmann was acknowledged.

Public comment closed at 3:15 p.m.

Motion: Project Design Approval and continue indefinitely to Full Board with comments:

1. 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 design consistency and appearance with supportable reduced plate heights and 82% maximum allowable floor-to-lot area ratio (FAR); neighborhood compatibility; acceptable quality of architecture and materials; landscape plan; and compliance with good neighborhood guidelines.
2. The Board understood that a future proposed swimming pool will be submitted under a separate application.
3. Provide a full landscape plan to include the swimming pool.
4. The Board finds that the proposed windows on the south and west side elevations are acceptable, and the following Minor Zoning Exception criteria have been met:
 - 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 impact next 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;
 - d) The improvement will be compatible with the existing development and character of the neighborhood; and
 - e) The proposed openings in the setback allowances are appropriate in the existing locations.

Action: Ferrell/Miller, 7/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**2. 845 SEA RANCH DR****A-1/SD-3 Zone****(3:25)**

Assessor's Parcel Number:	047-103-004
Application Number:	MST2018-00307
Owner:	Bill Burke, BRKCO, Inc.
Architect:	Kelly Teich

(Proposal to renovate an existing 5,536 square foot single residential unit with an attached 643 square foot three-car garage and 1,378 square foot basement. The proposed project includes a net reduction of 77 square feet to the existing residence, an addition of 53 square feet to the attached garage, and a reduction of 630 square feet within the basement. Alterations to the exterior of the residence include a new standing seam metal roof, new doors and windows, wood siding with smooth plaster finishes, as well as a glass curtain wall system. Other site improvements include the removal of the existing pool and proposing a new pool in a different location, removal of the existing tennis court, and new landscape and hardscape. The proposed total of 6,903 square feet of development on a 1.31 acre lot located in the Hillside Design District is 134% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 3:33 p.m.

Present: Kelly Teich and Thiep Cung, Architects, Warner Group; and Sam Maphis, Landscape Architect

Public comment opened at 3:46 p.m.

Bob Swanson of the Campanil Homeowners Association spoke in strong support of the proposed project.

Correspondence in support from Bob Swanson of the Campanil Homeowners Association was read into the record.

Public comment closed at 3:49 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. Study to provide sections and studies from the street.
2. Provide glass structure proposal details.
3. Provide complete landscape plan details.
4. Provide paving surface details.
5. Provide building footprints of the adjacent homes.
6. Provide roof drainage system details.
7. Restudy the proposed skylights to reduce night-sky lantern effects and light pollution.

Action: Moticha/Ziegler, 7/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 816 ROBLE LN

RS-15 Zone

(3:55) Assessor's Parcel Number: 019-251-005
Application Number: MST2018-00265
Owner: Gary Zentmyer
Designer: George Mansour

(Proposal for additions and alterations to an existing three-story single residential unit. The proposed project consists of redesigning to Spanish Colonial Revival style consisting of a new roof, new plaster exterior, new windows and doors, larger patio, new garage door, new elevator, and landscaping. The existing house is nonconforming to the maximum floor-to-lot area ratio (FAR), and is allowed a one-time addition of no more than 100 square feet of floor area. Additions of 20 square feet at the garage level, 38 square feet at the second floor, and 30 square feet at the third floor are proposed. The new elevator results in a 60 square foot reduction of floor area, and the resulting net increase is 73 square feet. Staff Hearing Officer review is requested for zoning modifications to allow front stair and porch alterations in the required front setback and minor additions in the required interior setback.)

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

Actual time: 4:27 p.m.

Present: Mark Kirkhart, Architect, DesignArc; George Mansour, Designer

Public comment opened at 4:40 p.m.

Correspondence received from Mike and Stephanie Lempres with eastside window privacy concerns was acknowledged.

Public comment closed at 4:41 p.m.

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

1. The Board finds the size, bulk, and scale acceptable since no additional square footage is proposed.
2. The Board finds the proposed design and Spanish-Colonial/Mediterranean style of the project in the Santa Barbara theme acceptable.
3. Provide more details of the front retaining wall structures.
4. The Board finds the proposed upstairs balcony encroachment into the 15-foot guideline aesthetically appropriate and does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
5. The Board finds the proposed staircase in the front yard setback, the proposed eastside encroachment into the interior setback, and the structure's northwest corner encroachment into the interior setback are acceptable and aesthetically appropriate to the style of the home and do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

Action: Miller/Moticha, 7/0/0. Motion carried.

*** MEETING ADJOURNED AT 4:50 P.M. ***