



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
SEPTEMBER 17, 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 (until 5:33 p.m.), Ferrell (absent 4:04-4:36 p.m.), James, Moticha (at 4:30 p.m.), 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 **Tuesday, September 4, 2018**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **September 10, 2018**, as reviewed by Board Members Richards and Moticha.

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

Motion: Ratify the Consent Calendar of **September 17, 2018**, as reviewed by Board Members Richards and Moticha.

Action: Ferrell/James, 6/0/0. (Moticha 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 1, 1135 Harbor Hills Drive; and Item 7, 1666 Las Canoas Road, have been postponed two weeks at the applicant's requests.
- b. The Annual Resignations deadline is October 4, 2018; and the Annual Recruitments deadline for City Advisory Group members is October 16, 2018.
- c. A decision needs to be made on if agenda items involving standing seam metal roofs should be reviewed at Consent Review or by the Full Board; a decision was made via the following straw vote.

Straw vote: How many Board Members prefer that agenda items involving standing seam metal roofs come before the Full Board? 6/0 Passed

2. Board Member Ferrell announced she will be stepping down from Item 3, 1625 Overlook Lane.
3. Board Member Miller announced he will be stepping down from Item 6, 1335 Mission Ridge Road.
4. Chair Sweeney announced that Board Member Moticha would be late to the meeting.

E. Subcommittee Reports:

No subcommittee reports.

F. Christopher Manson-Hing from the American Institute of Architects announced the 10th Annual ArchitecTour, "Rediscover Downtown," to be held on Saturday, October 6, 2018.

REVIEW AFTER FINAL

1. 1135 HARBOR HILLS DR

RS-15 Zone

(3:10)

Assessor's Parcel Number:	035-314-005
Application Number:	MST2016-00484
Owner:	John Mithun
Architect:	Thomas Oschner, AIA Architect
Landscape Architect:	Brian Brodersen

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for a roof material revision. Project was last reviewed September 10, 2018.)

Item postponed two weeks at the applicant's request.

CONCEPT REVIEW - CONTINUED ITEM**2. 2327 EDGEWATER WAY****E-3/SD-3 Zone**

(3:30) Assessor's Parcel Number: 041-350-007
Application Number: MST2016-00191
Owner: Hack Family Trust
Architect: Tom Henson

(This is a revised project description. Proposal to demolish an existing 1,697 square foot single residential unit with a detached 490 square foot two-car garage and an unpermitted 170 square foot carport and construct a new single residential unit. The proposal consists of a new 3,617 square foot two-story single residential unit with a 440 square foot attached two-car garage. Other site improvements include a new driveway and motor court, front porch, covered loggia and landscaping. The proposed total of 4,057 square feet of development on a 20,070 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). The project requires Planning Commission approval of a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed August 20, 2018.)

Actual time: 3:18 p.m.

Present: Jacob Niksto, Applicant; Alicia Harrison, Land-use Planner for Brownstein, Hyatt, Farber, and Schreck; Derrick Eichelberger, Landscape Architect, Arcadia Studio.

*** THE BOARD RECESSED FROM 3:37 TO 3:43 P.M. ***

Public comment opened at 3:43 p.m.

Correspondence in support from John A. Sharratt was acknowledged.

The following people expressed opposition or concerns:

1. Dominic Namnath (northerly neighbor) spoke of concerns regarding easement, driveway width, and tree protection measures.
2. Correspondence from, Carol & Brad Hack, Berni Bernstein, Dominic Namnath & Brenda Edwards, and Sally Witnov were acknowledged.

Public comment closed at 3:46 p.m.

Motion: Continue to the Planning Commission for return to Full Board with comments:

1. The Board appreciates the 200 square foot reduction, the reduction of plate heights of roofs to 8 feet in height, the lowering of the roof pitch from 5'-12" to 4'-12", lowering of the finished floor, and the reduction in the guideline maximum floor-to-lot area ratio (FAR) to 82%.
2. The Board finds the proposed garage configuration acceptable.
3. Study providing additional vegetation hedge material to screen against vehicular headlight wash or glare.
4. The Board finds 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.

5. The Board finds the size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.

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

FINAL REVIEW

3. 1625 OVERLOOK LN

RS-15 Zone

(4:00)

Assessor's Parcel Number: 015-152-012
Application Number: MST2017-00030
Owner: Frank Suryan
Architect: Ray Twyford

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 3,985 square foot multi-story single-family residence with a 285 square foot second-story element, 482 square foot wine cellar and 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 34' x 15' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 662 cubic yards of cut and 100 cubic yards of fill. The proposed total of 3,985 square feet on a 22,428 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed May 14, 2018.)

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

Actual time: 4:04 p.m.

Present: Ken Radtkey, Architect; and Ray Twyford, Applicant, Blackbird Architects

Public comment opened at 4:16 p.m.

The following people expressed opposition or concerns:

1. Martha Kay (northeasterly neighbor; submitted written comment) spoke of concerns regarding the proposed increase in height of the building and the height of the existing oak trees at the northeast property line.
2. Two written questions of concern from Eve Ahlen submitted during the meeting were read into the record regarding the current height and prior approved height of the project; and future growth height of the existing trees on the property.

Public comment closed at 4:21 p.m.

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2530 MESA SCHOOL LN****E-3/SD-3 Zone**

(4:30) Assessor's Parcel Number: 041-292-051
Application Number: MST2018-00438
Owner: Andrew Vonnegut Trust
Designer: Stetson Design & Drafting

(Proposal for additions and alterations to an existing 1,951 square foot two-story single residential unit with a 440 square foot attached two-car garage. The proposed project includes a first-floor addition of 391 square feet and a second-story addition of 292 square feet. Other site improvements include a new covered porch, a complete reroof, new siding to match existing, new doors and windows, and a remodel of interior spaces. The proposed total of 3,074 square feet of development on an 11,247 square foot lot is 79% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the Non-Appeal Jurisdiction of the Coastal Zone and will require Coastal Review.)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 4:36 p.m.

Present: Andrew Vonnegut and Kim Kotnick, Applicants

Public comment opened at 4:42 p.m.

The following people expressed support:

1. Michael Ghizzoni
2. Correspondence from Michael & Sally Ghizzoni was acknowledged.

Public comment closed at 4:46 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. Provide driveway easement details on the plans.
2. Provide window and door details on the plans.
3. Provide lighting details on the plan.
4. Provide a color/materials board.

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

*** THE BOARD RECESSED FROM 4:54 TO 5:02 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 958 ARBOLADO RD****RS-15 Zone**

(5:00) Assessor's Parcel Number: 019-232-010
Application Number: MST2018-00448
Owner: Daniel L. Greiwe
Applicant: Chris Cottrell

(Proposal for additions and alterations to an existing 3,166 square foot two-story single residential unit with a 451 square foot attached two-car garage and 170 square foot storage area. The proposed project includes a 286 square foot second-story addition and an interior remodel. The proposed total of 4,073 square feet of development on a 29,858 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:02 p.m.

Present: Chris Cottrell, Architect

Public comment opened at 5:08 p.m.

The following people expressed opposition or concerns:

1. Carin Craig (adjacent neighbor) spoke of concerns regarding the volume, bulk, mass, and scape of the design guidelines; neighborhood compatibility; too modern in design; continual additions and remodels over time; radial and solar panels installed without consideration of neighbors; new trees planted along the mutual property line; and negative private view impacts.
2. Correspondence from Michael Erickson and Thomas Rollerman; Roswell S. Cheves; Carin Craig; and Dominique & Marko Zaninovich were acknowledged.

Public comment closed at 5:14 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board finds the proposed project is consistent with the overall style of the house.
2. The Board finds the proposed project is supportable and complies with the 85% guideline maximum floor-to-lot area ratio (FAR).

Action: Miller/Moticha, 7/0/0. (Sweeney opposed.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1335 MISSION RIDGE RD****RS-15 Zone****(5:30)**

Assessor's Parcel Number: 019-210-005
 Application Number: MST2018-00465
 Owner: Dario L. Pini Trust
 Applicant: Mark Morando
 Architect: Bryan Murphy

(Proposal to permit as-built additions and alterations to an existing 6,493 square foot, three level, single residential unit and attached two-car carport. The unpermitted work includes 328 square feet of additions, bay windows, a fireplace, an arched stone wall, planter walls, and stone benches within the public right-of-way. The proposed total of 6,821 square feet of development on a 17,043 square foot lot located in the Hillside Design District is 155% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in enforcement case ENF2018-00616. Staff Hearing Officer review is requested for Zoning Modifications to allow encroachments into the front and interior setbacks. The project also requires a Public Works encroachment permit for work in the public right-of-way.)

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

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

Actual time: 5:33 p.m.

Present: Mark Morando, Applicant; Tia Roosendahl, Agent; and Dario Pini, Owner

Public comment opened at 5:43 p.m.

The following people expressed support:

1. Dario Pini
2. Tia Roosendahl
3. Wolfgang Grahl
4. Roswell Cheves

The following people expressed opposition or concerns:

1. Stuart Joseph Careal spoke of concerns regarding the ongoing incomplete remodel; additional square footage that should be reduced; illegal parking on-site; and tenant overflow housing.
2. Correspondence from Alain Trail and Beverly Johnson Trial were acknowledged.

Public comment closed at 5:50 p.m.

Motion: Continue to the Full Board with comments:

1. The Board has reviewed all sides of the building, modifications, and encroachments.
2. The Board finds the proposed fountain on the Alameda Padre Serra side to be acceptable.
3. The Board finds the proposed first bay window with the fireplace with the 93 square foot public right-of-way encroachment to be questionable.
4. The Board finds the proposed second bay window along Alameda Padre Serra to be acceptable as a true bay window.
5. The Board finds the original stone archway and gate perpendicular to Alameda Padre Serra to be acceptable as proposed.
6. Applicant to show on the plans the void beneath the bay window that extends to the ground in preparation for a pending site visit by the Board prior to the next review.
7. Show on the plans the change to a double-hung window on the bay window.
8. Change the westerly second and third bay windows with the dissimilar arch beneath to be similar or match each other.
9. The Board finds proposed third-story wrought iron Juliette balconies are acceptable.
10. Restudy or remove the multi-window odd-shaped nook as is not acceptable as proposed as it detracts from the continuity of other features on the building.
11. The first floor windows on the south side elevation are acceptable.
12. Provide details on the plans of the proposed stone wrapping material for underneath the round tower element and along the south side elevation.
13. The Board finds 18-inches of steps encroachment into the easterly setback acceptable to remain as existing.
14. Provide a landscape plan, hardscape plan, irrigation plan, lighting plan, color and materials board, and details of the proposed trellises.
15. Provide compliance with Storm Water Management Program (SWMP) requirements.

16. The Board requests that staff arrange a Board project site visit prior to the project's next Full Board review.

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

PROJECT DESIGN REVIEW

7. 1666 LAS CANOAS RD

RS-1A Zone

(6:00)

Assessor's Parcel Number: 021-072-011
Application Number: MST2018-00330
Owner: John Mosby
Applicant: Dylan Henderson

(Proposal for additions and alterations to an existing 2,822 square foot two-story single residential unit with a 340 square foot detached two-car carport. The proposed project includes a first-floor addition of 196 square feet and a second-story addition of 196 square feet. Other site improvements include the re-orientation of an exterior staircase and an interior remodel. The proposed project will abate violations in Zoning Information Report ZIR2015-00106. The proposed total of 3,554 square feet of development on a 1 acre lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed July 9, 2018.)

Item postponed two weeks at the applicant's request.

*** MEETING ADJOURNED AT 7:10 P.M. ***