



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### OCTOBER 1, 2018

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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#### 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, Richards, and Ziegler  
Members absent: Moticha  
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 **September 17, 2018**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **September 24, 2018**, as reviewed by Board Members James and Sweeney.

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

Motion: Ratify the Consent Calendar of **October 1, 2018**, as reviewed by Board Members Miller and Richards.

Action: Miller/Richards, 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. An appeal hearing of the Board's Project Design Approval and Final Approval with conditions of 917 Paseo Ferrelo will be heard at City Council on Tuesday, October 2, 2018. Board member Miller will represent the Board at the appeal hearing.
    - b. Board member Moticha will be absent from the meeting.
  2. Board Member Ferrell later recused herself from review of Item 4, 49 Cedar Lane.
- E. Subcommittee Reports:
- No subcommittee reports.
- F. Chris Manson-Hing addressed the Board and announced the 10<sup>th</sup> Annual ArchitectTours - "Rediscover Downtown" on October 6, 2018.

### **CONCEPT REVIEW - CONTINUED ITEM**

**1. 1666 LAS CANOAS RD**

**RS-1A Zone**

**(3:10)** 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).)

**(Action may be taken if sufficient information is provided. Project was last reviewed July 9, 2018.)**

Actual time: 3:15 p.m.

Present: Dylan Henderson

Staff comments: Ms. Mamulski requested comments only from the Board as an environmental review and project design approval assessment are still pending on the proposed project.

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. The Board appreciates the lighter trellis canopy on the south elevation.
2. Study changing the 6"x6" wood support brackets on the southerly trellis canopy to 4"x6" steel brackets for a lighter trellis.
3. The proposed cable railing details are supportable.
4. The lighter purlin material is acceptable to help make the trellis proportional.
5. Provide a complete color board.

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 20 WOODALE LN****RS-1A Zone****(3:30)**

Assessor's Parcel Number:	021-161-005
Application Number:	MST2018-00078
Owner:	Woodale, LLC
Architect:	Dylan Henderson
Contractor:	James Hughes

(Proposal for alterations to an existing 3,108 square foot single residential unit with a 641 square foot garage. The proposal includes permitting an unpermitted 621 square foot three-car garage and permitting the conversion of the original garage to habitable space. Other site improvements include the removal of a 6-foot curved wall in front of the original garage, the removal of a trellis located in the interior setback on south property line, and removal of a shed. The proposal also includes replacement of the existing deck, a new roof, new windows, and changes to the front entry. The proposed total of 4,436 square feet of development on a 25,264 square foot lot located in the Hillside Design District is 94% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project was last reviewed July 9, 2018.)**

Actual time: 3:30 p.m.

Present: Dylan Henderson, Architect

Staff comments: Ms. Mamulski requested comments only from the Board as an environmental review and project design approval assessment are still pending on the proposed project.

Public comment opened at 3:40 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. The Board finds the design supportable.
2. Restudy the bioswale to be in compliance with Tier 3 Storm Water Management Program (SWMP) requirements and more natural in appearance.
3. Provide a sample of the standing seam metal roof at 24-inches.
4. Provide a color board.
5. Verify the chimney caps are in compliance.
6. Study the entry way lighting and outside lighting fixtures for dark sky compliance.

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

Individual comments: Board Member Miller stated for the record he believes that there should be a kind of community policy that existing homes designed as colonial Mediterranean style should remain that way.

### **REVIEW AFTER FINAL**

#### **3. 1135 HARBOR HILLS DR**

**RS-15 Zone**

**(4:00)**

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.)**

Actual time: 4:00 p.m.

Present: Thomas Oschner, Architect

Public comment opened at 4:05 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final with conditions:**

1. The Board approves the proposed standing metal seam roof with the following conditions:
  - a. The standing seam metal roof shall be 12-inches on center.
  - b. Minimize the dimensions of the rake, hip, valley, eave and ridge elements.

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

**CONCEPT REVIEW - CONTINUED ITEM****4. 49 CEDAR LN****RS-15 Zone**

**(4:30)** Assessor's Parcel Number: 015-094-001  
Application Number: MST2018-00482  
Owner: Thomas Lee Harnetiaux  
Contractor: Joel's Roofing & Gutter Co. Inc.

(Proposal to re-roof an existing single residential unit located in the Hillside Design District. The proposed project includes removing the existing grey shake shingled roof and replacing it with a new matte black standing seam metal roof.)

**(Action may be taken if sufficient information is provided. Project was last reviewed September 17, 2018.)**

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

Actual time: 4:20 p.m.

Present: Joel Grusinski, Contractor

Staff comments: Ms. Mamulski confirmed the project's previous approval of the standing metal seam roof; and Board Member James' previous opposition to that standing seam metal roof detail for this project in this particular neighborhood.

Public comment opened at 4:25 p.m., and as no one wished to speak, it closed.

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

1. Provide an amended set of drawings and plans showing the revised ridge, rake, and eave details.
2. Provide the spacing of standing metal seams at 16-inches on center.
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; is in compliance with good neighborhood guidelines; and does not negatively impede public views.
4. In terms of neighborhood compatibility, the Board recognizes that there exists a similar roof configuration and application at 20 Cedar Lane, and provides the basis of the Board's approval.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:38 TO 4:48 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****5. 845 SEA RANCH DR****A-1/SD-3 Zone****(5:00)**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2018-00307  
Owner: Bill Burke  
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).)

**(Second Concept Review. Comments Only. Project was last reviewed June 25, 2018.)**

Actual time: 4:48 p.m.

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

Staff comments: Ms. Mamulski requested comments only from the Board as design review plan checks and assessments are still pending on the proposed project.

Public comment opened at 5:00 p.m., and as no one wished to speak, it closed.

Correspondence in support from Theo & Danae Theofanous and Tina & Bob Hammond were acknowledged.

**Motion: Continue indefinitely to Full Board with comments:**

1. The Board appreciates the provided details:
  - a. Site sections of the street;
  - b. The change to glass structure providing a solid partial roof;
  - c. An acceptable landscape plan;
  - d. Changes to the paving from permeable to semi-permeable;
  - e. Proof of support from adjacent neighbors;
  - f. Requested roof drainage details; and
  - g. The removal or relocation of sky lights for night sky compliance.
2. Provide landscape lighting details.

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

**\* THE BOARD RECESSED FROM 5:12 TO 5:16 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2082 LAS CANOAS RD****RS-1A Zone**

**(5:30)** Assessor's Parcel Number: 021-030-037  
Application Number: MST2018-00485  
Owner: Horizon Capital Partners  
Applicant: Larry Borello

(Proposal to construct a new 4,505 square foot two-story single residential unit with an attached 912 square foot three-car garage on a vacant lot. Other site improvements include a new pool, landscape and hardscape alterations, balconies, and covered patio areas. Grading for the property was approved under a separate permit. The proposed total of 5,417 square feet of development on a 3-acre lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

**(Comments Only. Project requires Environmental Assessment.)**

Actual time: 5:16 p.m.

Present: Larry Borello, Project Architect; and Kevin Teixeira, Managing Member for Horizon Capital Partners

Staff comments: Ms. Mamulski requested comments only from the Board as design review plan checks and assessments are still pending on the proposed project.

Public comment opened at 5:27 p.m.

The following people expressed opposition or concerns:

1. Lorna Moore (submitted photographs) spoke of concerns regarding the elevations and drainage on the adjacent property and requested story poles be placed on the site.
2. William A. Prothero (adjacent neighbor) spoke of concerns regarding drainage of the project site, and rock piles on the project site being a home for squirrel peter.
3. Peter Horning (adjacent neighbor) spoke of concerns regarding grading and drainage.

Public comment closed at 5:35 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board finds the proposed quality and design of the architecture is acceptable; however, the Board cannot support the proposed style for the location and neighborhood.
2. Restudy a more appropriate style of the architecture that fits better with the existing neighborhood, and considers the unique and historic characteristics of the area and community.
3. Provide a site section noting distances to address potential privacy issues of adjacent homes, and provide photographs of the general style of existing homes in the neighborhood.
4. Provide and address the Tier 3 Storm Water Management Program (SWMP) requirements and concerns, particularly for the south corner of the property.

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

**\* MEETING ADJOURNED AT 5:56 P.M. \***