



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
OCTOBER 15, 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 (absent 3:18-3:49 p.m.), Miller, Ferrell, James, Moticha, Richards, and Ziegler
Members absent: None
Staff present: Unzueta (until 3:17 p.m.), 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 **October 1, 2018**, as submitted.
Action: Ferrell/Ziegler, 6/0/1. (Moticha abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 8, 2018**, as reviewed by Board Members Miller and Richards.
Action: Miller/Ferrell, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 15, 2018**, as reviewed by Board Members Miller and Richards.
Action: James/Ferrell, 7/0/0. Motion carried.

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

1. Ms. Mamulski gave a short synopsis regarding a project at 917 Paseo Ferrelo was heard on appeal to City Council on October 2, 2018, regarding a pre-existing glass railing issue.
2. Ms. Unzueta sadly announced that this would be her last SFDB meeting as she is leaving the Community Development, Planning Division for a Transportation Assistant Planner position in the Transportation Planning Division, Public Works Department. Ms. Unzueta and the Board “thanked” Ms. Mamulski for her dedication and extra ordinary work over the years.
3. Board Member Sweeney announced he will be stepping down from Item 1, 2444 Santa Barbara Street.

E. Subcommittee Reports:

Board Member Sweeney reported on the Historic Resources and Historic Structures Designations and implementation.

IN-PROGRESS REVIEW

1. 2444 SANTA BARBARA ST RS-15 Zone

(3:10) Assessor’s Parcel Number: 025-042-003
 Application Number: MST2018-00410
 Owner: West Bluff Capital, Inc.
 Designer: Jerry Rocci

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment, and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

(Action may be taken if sufficient information is provided. Project was last reviewed August 20, 2018.)

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Sweeney recused himself from hearing this item.

Actual time: 3:18 p.m.

Present: Misael Contreras, Project Manager; Jessica Harlin, Landscape Architect; and Julian Michalowski, Owner

Public comment opened at 3:26 p.m.

The following people expressed opposition or concerns:

1. Raymond M. Karam, neighbor, spoke of concerns regarding red-tag stop work order for unpermitted structural work where construction continued off-hours regardless of pending City inspections.

2. Scott Burns spoke of concerns regarding water drainage from the project site toward surrounding properties, and regulations for the newly remodeled house that should be held to the standards of Municipal Building Code and City Ordinance requirements.

Public comment closed at 3:32 p.m.

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

1. The Board appreciates the applicant providing the requested landscape plan, front porch height details, larger site photographs from street perspective, color board, dark sky compliance lighting and cut sheet, light fixture details, east elevation tank-less water heater details, and assurance that roof drainage issues will be resolved through on-site water shedding into the largely permeable landscaping.
2. The Board understands that the gutters and downspouts details and locations are not necessary for the proposed project.
3. Provide more garage door details on the plans, and photograph example of the garage with the lights on inside the garage door, including an additional screening element provided at Consent for night sky compliance.
4. 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 use of quality of architecture and materials; acceptable consistency and appearance; neighborhood compatibility; and compliance with good neighborhood guidelines.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM

2. 415 YANKEE FARM RD

A-1/SD-3 Zone

(3:40)

Assessor's Parcel Number: 047-030-024
 Application Number: MST2018-00498
 Owner: Franck Hanse

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(Second Concept Review. Comments Only. Project was last reviewed October 1, 2018.)

Actual time: 3:49 p.m.

Present: Jose Luis Esparza, Architect

Public comment opened at 3:55 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. The Board finds the proposed standing seam metal roof is aesthetically appropriate and suitable to the aesthetics of the existing neighborhood.
2. Provide a landscape plan with a more developed entry pathway and front doorway area details, including required address number location.
3. Provide front entry and double gate details, and front elevation details.
4. Provide additional fencing and landscaping details.
5. Provide proposed spa details, including non-paved area details.
6. Provide pool area details in relation to the deck.
7. Provide site elevation and details, and front entry wall construction and roof details.

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

*** MEETING ADJOURNED AT 4:10 P.M. ***