



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### OCTOBER 29, 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  
David Eng, Planning Technician  
Kathleen Goo, Commission Secretary

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### CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney (absent 5:50-6:17 p.m.), Miller, Ferrell, Moticha, Richards, and Ziegler (until 5:30 p.m.)  
Members absent: James  
Staff present: Eng 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 15, 2018**, as submitted.  
Action: Moticha/Ferrell, 6/0/0. (James absent.) Motion carried.
- C. Consent Calendar:  
Motion: Ratify the Consent Calendar of **October 22, 2018**, as reviewed by Board Members Miller and James.  
Action: Ferrell/Moticha, 6/0/0. (James absent.) Motion carried.  
Motion: Ratify the Consent Calendar of **October 29, 2018**, as reviewed by Board Members Miller and Richards.  
Action: Moticha/Ferrell, 6/0/0. (James absent.) Motion carried.

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

1. Mr. Eng announced that Board Member James will be absent from the meeting.
2. Board Member Ferrell announced that on Thursday, November 1, 2018, she, along with the past President of the Legacy Foundation, and Robert Uli, Santa Barbara County Architect, will be in Sacramento, California, to receive the Governor's Award for Preservation of the Mural Room Conservation Project at the Santa Barbara Court House.
3. Board Member Ziegler announced he will be leaving the meeting by 5:30 p.m.
4. Chair Sweeney announced that he will recuse himself from review of Item 6, 2414 Santa Barbara Street.
5. Ms. Unzueta announced that the next Board training series is tentatively scheduled to be held prior to the November 12, 2018 SFDB meeting.

E. Subcommittee Reports:

Board Member Moticha reported on the red-tag issues such as rulings on glare and reflective issues regarding standing seam metal roofs, and Chair Sweeney suggested that the Board form a 3-Board Member Subcommittee to assist the Board on the rulings on this topic.

Board Members Ziegler, Moticha, and Miller volunteered to sit on a new *Glare and Reflective Issues Subcommittee* for the SFDB.

## **PROJECT DESIGN AND FINAL REVIEW**

**1. 945 ARBOLADO RD**

**RS-15 Zone**

**(3:15)**

Assessor's Parcel Number: 019-241-004  
Application Number: MST2018-00144  
Owner: Edward Glassgold  
Architect: Native Son Design Studio

(Proposal for additions and alterations to an existing 2,540 square foot two-level single residential unit with an existing 387 square foot two-car carport. The proposed project includes 250 square feet of additions to the upper level and 564 square feet of additions to the lower level. Other site improvements include a new covered entry porch, an interior remodel, approximately 1,118 square feet of new decks, and converting the existing two-car carport to a two-car garage. The proposed total of 3,745 square feet of development on a 15,811 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on July 9, 2018.)**

Actual time: 3:26 p.m.

Present: Chris Cottrell, Architect; Erin Carroll, Landscape Architect; and Jarrett Gorin, Land-use Planner

Public comment opened at 3:38 p.m., and as no one wished to speak, it closed.

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

1. Study utilizing the least reflective material for the standing seam metal roof.
2. Provide a drawing, full set of plans, and details of the proposed fence.
3. The Board finds acceptable the larger entry pillars, proposed plate heights, and the fire safety and maintenance requirements requested by the Fire Department.

Action: Ferrell/Ziegler, 4/2/0. (Sweeney and Miller opposed. James absent.) Motion carried.

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **2. 3315 LOS PINOS DR**

**RS-7.5/SRP/USS Zone**

**(3:45)**

Assessor's Parcel Number: 053-323-001  
 Application Number: MST2018-00348  
 Owner: Pamela Beckman-Lyon, 1994 Trust  
 Architect: Native Son Design Studio

(Proposal for improvements to an existing 2,564 square foot two-story single residential unit with an attached 438 square foot two-car garage. The proposed project includes an interior remodel, a roof pitch change at north roof face above the entry, new exterior siding, a new trellis, new second story deck, and new doors and windows. A Minor Zoning Exception is requested to allow an increase in height within the front setback. There is no new square footage proposed to the existing residence. The existing total of 3,002 square feet of development on an 8,424 square foot lot is 91% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional wall height allowances. Project was last reviewed and referred from Consent Calendar on August 6, 2018.)**

Actual time: 3:51 p.m.

Present: Chris Cottrell, Architect; and Erin Carroll, Landscape Architect

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continued indefinitely to Consent 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 consistency and appearance; neighborhood compatibility; scenic quality,

appropriate size, bulk, and scale; quality of architecture and materials appropriate to the neighborhood; and compliance with good neighborhood guidelines.

2. The Board finds that the following Minor Zoning Exception criteria have been met, including the proposed small roof extension for the north and east elevation of the front door entry on plan Sheet A.2-1:
  - 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; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:10 TO 4:13 P.M. \***

### **PROJECT DESIGN REVIEW**

#### **3. 845 SEA RANCH DR**

**A-1/SD-3 Zone**

**(4:15)** 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).)

**(Project Design Approval is requested. Project was last reviewed on October 1, 2018.)**

Actual time: 4:13 p.m.

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

Public comment opened at 4:17 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to Consent with comment that the Board:**

- a) Commends the applicant's communication with neighbors on the proposed size, bulk, and scale of project;
- b) Supports final approval making the findings that the 1.31 acre size of the site can accommodate the proposed 134% floor-to-lot area ratio (FAR); and
- c) Finds the contemporary design and geographic location on the site are compatible with the fabric and style of the Campanil neighborhood in the Hillside Design District.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:22 TO 4:35 P.M. \***

**PROJECT DESIGN REVIEW****4. 113 SANTA ROSA PL****E-3/SD-3 Zone****(4:45)**

Assessor's Parcel Number:	045-202-006
Application Number:	MST2018-00431
Owner:	Mark Miller
Architect:	Thompson Naylor Architects

(Proposal to demolish an existing 806 square foot one-story single residential unit with an attached 266 square foot one-car garage, and 505 square feet of accessory structures. In their place will be a new 2,417 square foot two-story single residential dwelling with an attached 419 square foot two-car garage. Other site improvements include 901 square feet of impervious paving, a permeable driveway, front and rear patios, a new 240 square foot patio cover, a 356 square foot second story deck, and new landscaping. Approximately 50 cubic yards of cut and 50 cubic yards of fill will occur on site. The proposed total of 2,836 square feet of development on a 7,405 square foot lot is 93% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located the Non-Appealable Jurisdiction of the Coastal Zone and will require Coastal Review.)

**(Project Design Approval is requested. Project was last reviewed on September 4, 2018.)**

Actual time: 4:35 p.m.

Present: Susette Naylor and Dennis Thompson, Architects, Thompson Naylor Architects; and Chris Gilliland, Landscape Architect

Public comment opened at 4:41 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to Consent 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 consistency and appearance; neighborhood compatibility; quality of architecture and materials; and compliance with good neighborhood guidelines.

2. The Board finds acceptable the proposed design of the project with the landscaping, incorporation of the deck into the roof to help reduce the scale, the proposed 93% of the maximum allowable floor-to-lot area ratio (FAR), the reduction of the plate heights to 9.6 feet on the first floor and 8 feet on the second floor, and compatibility with the neighborhood.
3. Return with the proposed roof color, solar panel details, and exterior lighting plan details.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 5:02 TO 5:13 P.M. \***

### **CONCEPT REVIEW - NEW ITEM**

#### **5. 1206 HARBOR HILLS DR**

**RS-15 Zone**

**(5:20)**

Assessor's Parcel Number: 035-311-002  
 Application Number: MST2018-00535  
 Architect: Douglas Beard  
 Owner: Urn'dit Family Trust

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 5:13 p.m.

Present: Douglas Beard, Architect

Public comment opened at 5:36 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Board finds acceptable the changed style of the house, the proposed roof, and the usable space provided by the veranda for the existing house.
2. Provide the front deck and west deck details, including location and grading.
3. Provide roof details on functionality.
4. Provide a landscape plan for the new front terrace area.
5. Provide an exterior lighting study and plan details, especially at the Harbor Hills side of the porch.
6. Provide window and door details.
7. Provide a color board.

Action: Moticha/Richards, 5/0/0. (James and Ziegler absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:50 TO 5:53 P.M. \***

**CONCEPT REVIEW - NEW ITEM****6. 2414 SANTA BARBARA ST****RS-15 Zone****(5:55)**

Assessor's Parcel Number: 025-082-007  
Application Number: MST2018-00552  
Owner: James A. Kane III  
Architect: Andrulaitis & Mixon

(Proposal for a 285 square foot ground floor addition to an existing 2,5074 square foot single-family dwelling with an attached 400 square foot two-car garage. The proposal includes a new standing seam metal roof, remodel of the exterior front porch and front steps, back patio, a new steel tube trellis, barbecue area, and associated grading. The proposed total of 3,192 square feet of development on a 22,500 square foot lot is 68% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

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

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

Actual time: 5:53 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis & Mixon Architects

Public comment opened at 6:05 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The Board finds the design and floor plan acceptable.
2. Restudy the proposed finishes, standing seam metal roof, dark grey color palette scheme, and the proposed glass garage door for neighborhood compatibility.
3. Restudy the proposed landscape plan to preserve more of the existing trees.
4. Provide a full landscape plan.

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

**PROJECT DESIGN AND FINAL REVIEW****7. 881 PASEO FERRELO****RS-15 Zone****(6:25)**

Assessor's Parcel Number: 029-321-006  
Application Number: MST2018-00163  
Owner: Peak10, LP  
Architect: AB Design Studio, Inc.

(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 feet in height.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 044-18. Project was last reviewed on June 11, 2018.)**

Actual time: 6:18 p.m.

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

Public comment opened at 6:30 p.m.

Correspondence with concerns from Lon Bailey was acknowledged.

Public comment closed at 6:31 p.m.

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

1. Restudy the proposed black and white color palette which is too stark a color contrast and not appropriate for the neighborhood.
2. Provide irrigation plan details.
3. Return with clarification of the lawn landscape plan.
4. Provide roof color details.
5. The Board cannot support the proposed glass garage doors due to lack of neighborhood compatibility.

Action: Miller/Ferrell, 4/1/0. (Sweeney opposed. James and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 7:01 P.M. \***