



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
NOVEMBER 12, 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
David Eng, 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 (until 5:12 p.m.) Miller (absent 4:13-5:12 p.m.), Ferrell, James, Moticha, Richards, and Ziegler
Members absent: None
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 29, 2018**, as submitted.
Action: Ziegler/James, 6/0/1. (James abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 5, 2018**, as reviewed by Board Members Miller and Richards.
Action: Miller/Moticha, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **November 12, 2018**, as reviewed by Board Members Miller and Richards.
Action: James/Miller, 7/0/0. Motion carried.

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

1. Mr. Eng made the following announcements:

- a. Staff has referred noticed Item 5, 410 E. Arrellaga Street, to Historic Landmarks Commission for review as the dwelling is eligible for designation as a Structure of Merit. This project will not be returning to the Single Family Design Board for review.
- b. Vice Chair Miller will be stepping down from Item 4, 1335 Mission Ridge Road, as the owner is a current client of his.
- c. Chair Sweeney will be stepping down from review of Item 6, 2414 Santa Barbara Street due to a conflict of interest, and Vice Chair Miller will chair the meeting during that review.

E. Subcommittee Reports: None.

CONCEPT REVIEW - NEW ITEM

1. 982 JIMENO RD

RS-15 Zone

(3:20)

Assessor's Parcel Number: 029-052-004
Application Number: MST2018-00558
Owner: Reh Group Four, LLC
Architect: Robert Heckel
Contractor: Halsell Builders

(Proposal for an exterior remodel of an existing 2,876 square foot single-family dwelling with a 365 square foot detached two-car garage in the Hillside Design District. Alterations include replacing windows and doors, replacing wood siding with stucco, new paint color, replacing a screen wall in the front yard, and a new asphalt shingle roof. No new square footage is proposed to the dwelling.)

(Project Design Approval is requested.)

Actual time: 3:16 p.m.

Present: Robert Heckel, Architect

Public comment opened at 3:28 p.m., and as no one wished to speak, it closed.

Motion: Continue two weeks with comments:

1. The Board appreciates the direction of the project and supports the changes made so far.
2. Return with a complete set of detailed drawings, including a floor plan.
3. Provide a lighting plan, including fixture and location details.
4. Provide material details.
5. Provide Storm Water Management Program requirement compliance for the driveway.
6. Provide details of the wall system connection details to the front of house.
7. Provide a detailed landscape plan showing existing and proposed changes.

Action: Miller/Ferrell, 6/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM**2. 3223 VISTA ARROYO****A-1/SD-3 Zone**

(3:45) Assessor's Parcel Number: 047-083-009
 Application Number: MST2018-00582
 Owner: Murchison Family Trust
 Architect: Lawrence Thompson Architects, Inc.

(Proposal a new front entry cover on an existing one-story single family dwelling in the Non-Appealable Jurisdiction of the Coastal Zone.)

(Second Concept Review. Project was referred from Consent Calendar on November 5, 2018.)

Actual time: 3:37 p.m.

Present: Lawrence Thompson, Architect; and Mr. & Mrs. David Murchison, Owners

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Reduce the scale and height of the front entry roof to improve the relationship with the architecture below.
2. Provide detailing around the arch.
3. Provide a catalog callout of the light fixtures.
4. Show the existing roof overhang on the plans.
5. Provide a shade and drought-tolerant landscape plan that show details of what is existing and proposed; also, provide a photograph of the landscaped area.

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

*** THE BOARD RECESSED FROM 3:53 TO 4:01 P.M. ***

PROJECT DESIGN REVIEW**3. 2530 MESA SCHOOL LN****E-3/SD-3 Zone**

(4:10) 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.)

(Project Design Approval is requested. Project was last reviewed on September 17, 2018.)

Actual time: 4:01 p.m.

Present: Andrew Vonnegut, Co-Owner

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

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

1. Provide a catalog cut of light fixtures and a lighting plan, showing fixture locations.
2. Provide window cut sheets and details.
3. Provide actual deck railing details on the plans.
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 consistency and appearance; neighborhood compatibility; quality of architecture and materials; and follows good neighborhood guidelines with low plate heights, use of asphalt shingle roofs, wood siding, small scale openings, and materials that connotes a ranch style or rural architectural design consistent with other homes on the street in the neighborhood area.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:13 TO 4:19 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

4. 1335 MISSION RIDGE RD

RS-15 Zone

(4:35)

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.)

(Second Concept Review. No final appealable decision will be made at this hearing. Project requires Staff Hearing Officer review for requested Zoning Modifications.)

*** A site visit was conducted for this item at 2:00 p.m. prior to the meeting. ***

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

Actual time: 4:19 p.m.

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

Public comment opened at 4:28 p.m., and as no one wished to speak, it closed.

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

1. The proposed Zoning Modifications to allow encroachments into the front and interior setbacks are aesthetically appropriate. The proposed modifications do not pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. The Board finds the floor addition of the element off the library are acceptable within the public right-of-way or public works encroachment.
3. The Board finds the pedestrian gate and stone arched opening perpendicular to the element off the library acceptable.
4. The Board generally finds the low planter walls and stone wall within the public right of way aesthetically acceptable given the unique nature and the specific area of the Mission Ridge corridor, in as much it has emulated the early development of the Riviera.
5. The existing landscaping with the same public right-of-way is appropriate to the architecture and to the nature of the design of this particular property. Applicant to provide a landscaping plan indicating existing landscaping to remain and/or any changes within the same road-right-of way encroached are along Mission Ridge Road.
6. The Board finds the three bay windows off the kitchen and dining room located at the west elevation are acceptable as depicted on plan Sheet A-9.
7. The Board finds acceptable the stone wainscot indicated on the west elevation, and of the detailed sketch provided at the hearing that was reviewed and understood to be placed on the final set of drawings of plan Sheet A-9.
8. The Board finds the proposed nook addition of the southwest corner of the main floor is acceptable in the configuration presented on plan Sheet A-5 at the proposed 113 gross square feet, including the window configurations both on the south elevation and on the west elevation.
9. The Board finds the proposed deck addition on the south elevation and the 110 gross square feet of living room addition, as currently built, are acceptable, including the window configuration on the south elevation.
10. The Board finds the extension of the balcony in the as-built condition of the southeast level is acceptable as indicated on plan Sheet A-5.
11. The Board finds the elements that protrude from the south elevation as depicted on plan Sheet A-5 are acceptable.
12. The Board generally finds the architectural elements on the east elevation as depicted on plan Sheet A-9, and the new placement at basement level including the detailed wainscot, are acceptable.
13. The Board generally finds all the proposed wainscots as depicted on plan Sheet A-9 are acceptable.
14. The deck's current configuration, the staircase, and the two gross square feet of landing at that deck on the southwest corner of the building are not acceptable as proposed. Given the current condition of the deck, the Board encourages a redesign that would remove any portion of deck and/or stairway from the setback area, and request that the applicant maintain a 15-foot

distance between the property line and any second level deck area off the main floor.

15. Provide the Storm Water Management Program (SWMP) requirements.
16. The applicant is to provide further details of the trellis at the promenade on the site.
17. Resolve the issue of the setbacks and other requirements of the chicken coop located at the southern end of the property.
18. Provide exterior lighting, landscape plan, wall, and fence details at the westerly property line.
19. Provide completion details of proposed balustrade and railings along any garden walls located within the southerly yard space to the south of the main structure.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 410 E ARRELLAGA ST

R-M Zone

(5:00)

Assessor's Parcel Number:	027-252-002
Application Number:	MST2018-00556
Owner:	Elizabeth S. Lennon, Trustee
Architect:	Paul Zink

(At an existing two-story 1,531 square foot single-family dwelling with a 330 square foot attached two-car garage and 930 square foot accessory dwelling unit, proposal to remove and replace an existing driveway for two new uncovered parking spaces. The project includes converting the existing 330 square foot garage into storage, construction of 138 square feet of new storage area, and a remodel the interior and exterior that includes new windows on the upper floor. The proposed total of 1,999 square feet at the main dwelling on a 7,726 square foot lot is 64% of the required maximum allowed floor-to-lot area ratio (FAR). A Staff Hearing Officer review is requested for a Zoning Modification to allow parking to encroach into the front setback.)

(This project has been referred to the Historic Landmarks Commission for review at a date to be determined. A new public notice will be sent in advance of a future hearing.)

Item postponed indefinitely for re-noticing to Historic Landmarks Commission (HLC).

CONCEPT REVIEW - CONTINUED ITEM**6. 2414 SANTA BARBARA ST****RS-15 Zone****(5:05)**

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 2,507 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, and 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on October 29, 2018.)

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

Actual time: 5:12 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis & Mixon Architects; and Nicole Horn, Senior Project Manager

Public comment opened at 5:21 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. The standing seam metal roof is not supportable and the applicant is to return with alternatives.
2. All other changes are acceptable; such as, the proposed front wall, the incorporation of new trees, removal of old trees, materials for the driveway, front walkway, back yard, and finishes.
3. Study and provide a less contrasting color palette.
4. The proposed garage door is acceptable.

Action: James/Ferrell, 5/1/0. (Ziegler opposed. Sweeney absent.) Motion carried.

*** MEETING ADJOURNED AT 5:52 P.M. ***