



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES NOVEMBER 26, 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 3:08 p.m. by Vice Chair Miller.

ATTENDANCE

Members present: Sweeney (at 4:42 p.m.), Miller, Ferrell, James, Richards, and Ziegler
Members absent: Moticha
Staff present: Unzueta (from 3:39-3:41 p.m.), 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 **November 12, 2018**, as submitted.

Action: Ferrell/Ziegler, 4/0/1. (Miller abstained from Item 4, 1335 Mission Ridge Rd. Sweeney and Moticha absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 19, 2018**, as reviewed by Board Members Miller and Richards.

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

Motion: Ratify the Consent Calendar of **November 26, 2018**, as reviewed by Board Members Miller and Richards.

Action: Richards/Ferrell, 4/0/1. (Miller abstained from Item A, 160 Conejo Rd. Sweeney and Moticha absent.) Motion carried.

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

1. Mr. Eng announced the following:

a. Agenda Item 3, 982 Jimeno Road has been postponed indefinitely at the applicant's request.

b. Board Members Sweeney (and Moticha) will possibly be attending the meeting at a later time.

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 2414 SANTA BARBARA ST

RS-15 Zone

(3:15)

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).)

(Project Design Approval is requested. Project was last reviewed on November 12, 2018.)

Actual time: 3:14 p.m.

Present: Joe Andrulaitis, Architect, Andrulaitis & Mixon Architects; Nicole Horn, Senior Project Manager/Landscape Architect; and Ida Kane, Owner.

Public comment opened at 3:20 p.m.

Correspondence from Dennis W. Reilly; Raymond and Susane Karam; Dennis and Stephanie Baker; Colleen Graffy; Joanne Moy and Gerald Smits; Jim Lichtman; Doug and Martha Lorch; and Jennifer Horinek and Abe Himmel in support of the project were read into the record.

Public comment closed at 3:25 p.m.

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

1. Even though the Board finds it desirable to move away from the specific modern and industrial type of reflective material utilized for standing seam metal roofs in already established neighborhoods, the Board understands that standing seam metal roofs are a popular choice of modern roofing material; therefore, as the applicant/owners have demonstrated that both local and adjacent neighbors have communicated their support for the proposed type of roof, the Board finds that a standing seam metal roof is acceptable for this particular neighborhood.
2. The proposed smaller seams for the standing metal seam roof is approvable at 12-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 design, project's consistency and appearance of the size, bulk, and scale; quality of architecture and materials including exterior materials and stonework; landscaping; and compliance with good neighborhood guidelines and neighborhood compatibility.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 3:45 TO 3:57 P.M. ***

FINAL REVIEW**2. 218 LAS ONDAS****E-3/SD-3 Zone****(3:30)**

Assessor's Parcel Number:	045-162-027
Application Number:	MST2017-00734
Owner:	Dave & Sarah Paschke
Architect:	Tom Ochsner

(Proposal to construct a first- and second-story addition on an existing 1,116 square foot, one-story single residential unit with a 393 square foot attached two-car garage. The proposed project consists of an addition of 521 square feet to the first story and a new 230 square foot second story. Other site improvements include a new 250 square foot covered patio and an interior remodel. The proposed total of 2,260 square feet of development on a 5,836 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Final Approval is requested. Project was last reviewed on March 5, 2018.)

Actual time: 3:58 p.m.

Present: Tom Ochsner, Architect

Public comment opened at 4:01 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted as the proposed project and color board are acceptable.

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

PROJECT DESIGN REVIEW

3. 982 JIMENO RD

RS-15 Zone

(3:50)

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. Project was last reviewed on November 12, 2018.)

Item postponed two weeks at the applicant's request.

*** THE BOARD RECESSED FROM 4:03 TO 4:11 P.M. ***

PROJECT DESIGN REVIEW

4. 3241 LUCINDA LN

RS-7.5 Zone

(4:20)

Assessor's Parcel Number: 055-191-006
 Application Number: MST2018-00343
 Owner: Christopher Knapp
 Applicant: Tod Stock

(Proposal for additions and alterations to an existing 2,100 square foot two-story single residential unit with a detached 346 square foot two-car garage. The proposal includes a second-story addition of 541 square feet and a new 96 square foot second story deck. The proposed total of 2,641 square feet of development on a 6,200 square foot lot is 97% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed on July 23, 2018.)

Actual time: 4:11 p.m.

Present: Tod Stock, Applicant/Designer; and Christopher Knapp, Owner

Public comment opened at 4:17 p.m.

Joann Yorty, adjacent neighbor, spoke of privacy impact concerns regarding the new second-story balcony location, and questioned whether the proposed landscape plan provides adequate privacy screening.

Public comment opened at 4:29 p.m.

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

1. The Board finds acceptable the small changes made on the proposed project, including the west elevation eyebrows and railings, and that all the balconies are similar with vertical pickets.
2. The applicant is encouraged to continue to respect privacy issues of adjacent neighbors.
3. Study the window locations to ensure the privacy of adjacent neighbors.
4. The applicant is encouraged to provide a line of sight or sight line (trimetric) survey from the balconies.
5. Maintain watering and preservation efforts for the existing tree on site.
6. Provide a color board, exterior lighting details, and gutter and downspouts, and Storm Water Management Program (SWMP) requirements.
7. 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, including positive comments regarding the project's consistency and appearance, quality of architecture and materials, landscaping, and compliance with good neighborhood guidelines and neighborhood compatibility.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

5. 365 EL CIELITO RD

RS-1A Zone

(4:50) Assessor's Parcel Number: 021-082-005
 Application Number: MST2018-00432
 Owner: Xorin Balbes

(Proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project includes permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop, relocating and permitting the water tanks, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception is requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project will abate violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Alterations to the existing single residential unit were reviewed under a separate application.)

(Project Design Approval is requested. Minor Zoning Exception findings required. Project was last reviewed on September 4, 2018.)

Actual time: 4:41 p.m.

Present: Paul Ashley, Architect; and Xorin Balbes, Owner

Public comment opened at 4:58 p.m.

The following people expressed opposition or concerns:

1. Kenneth Rosenzweig spoke of concerns regarding the existing property line wall lacking footings scheduled to be demolished and removed.
2. G. Chris Davis also spoke of concerns regarding the existing property line wall lacking footings scheduled to be demolished and removed.
3. Bruna Tripicchio, adjacent neighbor, spoke of concerns regarding the existing property line wall lacking footings.
4. Robert McMeeking spoke of concerns regarding existing and future access and maintenance of the access road, requirements, and appearance of the neighborhood.
5. Dale Aazam spoke of concerns regarding driveway and gate on El Cielito Lane and proper original installation.

Public comment closed at 5:13 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board had positive comments regarding the existing walls along El Cielito Road in terms of their stone veneer finishes and existing 48-58-inch height along El Cielito Road; the wood fence; the existing wood gate; the large site boulder to the south adjacent to Cielito Lane; and the 78-inch high as-built conditions of the existing wood fence that ranges from 42-54 inches in height due to changes in topography.
2. The proposed new fence shown on top of the new retaining wall is acceptable as depicted on plan Sheet O-5, Section 5, Elevation 4.
3. The general configuration of the existing pool, and the area around the fire table, are appropriate and relate to the existing architecture of the existing home.
4. The relocation of gazebo indicated on plan Sheet 0.28 is acceptable as it relates to the existing architecture of the home.
5. The proposed pool enclosure fence is acceptable as it depicts the architectural language of the existing home.
6. The Board reserves the right for the approval of colors after submittal for review.
7. The Board generally supports the fence and other elements including the location of the new single water tank and adjacent water pump systems to the north of the setback line of 35 feet.
8. Propose a color for the water tank that will blend in with the proposed associated landscaping.
9. Provide a landscape plan to the Board for review and approval within a 20-foot radius of the center of the water tank, between the paved area of Cielito Lane and the new proposed retaining wall and fence at the south property line, extending to the south gate entry location to the corner of Gibraltar Road and Cielito Lane.
10. Show compliance with Tier 3 Storm Water Management Program (SWMP) requirements.

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

*** MEETING ADJOURNED AT 5:45 P.M. ***