



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES DECEMBER 10, 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 3:01 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Ferrell, James, and Richards
Members absent: Ziegler, Miller, and Moticha
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 **November 26, 2018**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 3, 2018**, as reviewed by Board Members Richards and Miller.

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

Motion: Ratify the Consent Calendar of **December 10, 2018**, as reviewed by Board Members Miller and Richards.

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

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

1. Mr. Eng announced the following:

- a. Item 4, 102 Santa Rosa Place; and Item 7, 160 Conejo Road, are postponed indefinitely at the applicants' requests.
- b. Item 2, 1666 Las Canoas Road, was erroneously agenzized on the Full Board agenda instead of Consent. Vice Chair Miller and Member Roberts reviewed the project with the applicant at Consent, supporting the project's approval; however a formal motion will need to be made during its scheduled time on today's Full Board Agenda.
- c. Board Member Ziegler will be absent from the meeting.

E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN AND FINAL REVIEW

1. 982 JIMENO RD

RS-15 Zone

(3:15)

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 and Final Approval are requested. Project was last reviewed on November 12, 2018).

Actual time: 3:09 p.m.

Present: Robert Heckel, Architect

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

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

1. Provide notes and requirements for Storm Water Management Program (SWMP).
2. Provide alternative plantings at the north entry wall.
3. Provide an updated landscape plan.
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; landscaping; compliance with good neighborhood guidelines; and preservation of public views.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 1666 LAS CANOAS RD

RS-1A Zone

(3:45)

Assessor's Parcel Number: 021-072-011
 Application Number: MST2018-00330
 Owner: John Mosby
 Architect: 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).)

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

* The item was reviewed during today's Consent Agenda*

Actual time: 3:22 p.m.

Present at Consent: Dylan Henderson, Architect

Public comment opened at 3:24 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with conditions:

1. The trellis shall be made of metal, with a painted wood finish.
2. 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; landscaping; compliance with good neighborhood guidelines; and there are no negative impacts to public views.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 3:27 TO 4:12 P.M. ***

PROJECT DESIGN REVIEW**3. 2018 FOOTHILL RD****RS-1A Zone**

(4:15) Assessor's Parcel Number: 021-103-027
Application Number: MST2018-00430
Owner: Anderson Family Trust
Designer: Patricio Nava

(Proposal for additions and alterations to an existing 1,631 square foot single residential unit with a detached 400 square foot two-car carport. The proposed project includes an addition of 617 square feet to the residence, a new 593 square foot attached two-car garage and an interior remodel. The proposed total of 3,241 square feet of development on a 1.03 acre lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:12 p.m.

Present: Patricio Nava, Designer

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 comments:

1. Provide a lighting cut sheet on the plans.
2. Provide door and window details on the plans.
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 in size, bulk, and scale; neighborhood compatibility for that section of Foothill Drive; quality of architecture and materials; landscaping; compliance with good neighborhood guidelines; and there are no negative impacts to public views.

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

The ten-day appeal period was announced.

PRE-APPLICATION REVIEW**4. 102 SANTA ROSA PL****E-3/SD-3 Zone**

(4:45) Assessor's Parcel Number: 045-201-018
Application Number: MST2018-00625
Owner: 102 Santa Rosa, LLC
Architect: AB Design Studio, Inc.

(One-time pre-application consultation review of a proposal to demolish an existing 1,319 square foot, one-story, single-residential unit with an attached 250 square foot one-car garage. The project proposes a new 2,465 square foot two-story single-residential unit that includes an attached two-car garage. The project includes raised decks, walkways, landscaping and other site improvements. The proposed total of 2,465 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 85% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

(One-time pre-application consultation review. No final appealable decision will be made at this hearing.)

Item postponed indefinitely at the applicant's request.

*** THE BOARD RECESSED FROM 4:24 TO 5:05 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1724 LA CORONILLA DR****RS-15 Zone**

(5:20) Assessor's Parcel Number: 035-081-006
Application Number: MST2018-00606
Owner: Nancy E. Heffron Living Trust
Architect: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

(No final appealable decision will be made at this hearing. Project requires an environmental assessment.)

Actual time: 5:05 p.m.

Present: Brett Ettinger, and Matt Shire, Architects for Ferguson Ettinger Architects

Public comment opened at 5:14 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with positive comments:

1. The Board appreciates the thorough presentation, the proposed top floor details, and proposed recessed lighting.
2. The project is modest and consistent with the size, bulk, and scale of homes in the neighborhood.
3. Provide a color board at Consent Review with detailed drawings.
4. The proposed second floor deck is acceptable and complies with SFDB Guidelines.

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

*** THE BOARD RECESSED FROM 5:24 TO 5:40 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1049 ALAMEDA PADRE SERRA****RS-15 Zone****(5:55)**

Assessor's Parcel Number:	029-283-005
Application Number:	MST2018-00632
Owner:	Steve Dahl
Architect:	Kirk Gradin

(Proposal for 1,733 square feet of additions to an existing one-story 1,728 square foot single-residential unit with a 525 square foot detached two-car garage. The project includes new decks and patio areas, new landscaping, a lap pool, and site retaining walls. The proposed total of 3,986 square feet of development on a 22,962 square foot lot in the Hillside Design District is 85% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

(No final appealable decision will be made at this hearing.)

Actual time: 5:40 p.m.

Present: Kirk Gradin, Architect, Banyan Architects

Staff comments: Mr. Eng clarified that the project is still being evaluated for an environmental assessment, Storm Water Management Program (SWMP) requirements, and the possible need for a zoning exception.

Public comment opened at 5:58 p.m.

The following people expressed general support and concerns:

1. Vijaya Jammalamadaka, neighbor, expressed general support for the project, but also had concerns regarding the existing easement and water run-off drainage issues, and would like to come to a mutual agreement regarding the easement.
2. Neil Nolop, neighbor, expressed general support for the project, but also had concerns regarding potential impacts to his property should the proposed pool fail structurally, and impacts to privacy in his patio from the new development.

Public comment opened at 6:03 p.m.

Motion: Continue indefinitely with comments:

1. The Board appreciates the current design.
2. Provide a study for the Storm Water Management Program (SWMP) and drainage plan.
3. Shared parking lot and drive needs to meet Neighborhood Preservation Ordinance guidelines.
4. Determine who is to review the structural for the wall along Alameda Padre Serra.
5. Provide a landscape plan that shows screening of decking from the pedestrian public view.
6. Consider resetting the 10-foot plate height on the top floor or reduce plate height altogether.
7. Show a section of the dwelling to the downslope neighbor that also shows the existing stone pine trees in between.
8. Confirm whether a 5-foot self-closing barrier fence around the pool will be required.
9. Study reducing the deck square footage.
10. Show lighting on the south elevation.

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

CONCEPT REVIEW - CONTINUED ITEM**7. 160 CONEJO RD****RS-1A Zone****(6:30)**

Assessor's Parcel Number: 019-042-015
 Application Number: MST2018-00609
 Owner: Dario Pini
 Designer: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 1,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% 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 referred from Consent on November 26, 2018.)

Correspondence in opposition from Daniel Berger was received and placed in the project file.

Item postponed indefinitely at the applicant's request.

*** MEETING ADJOURNED AT 6:50 P.M. ***