



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JANUARY 22, 2019

11:00 A.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

ATTENDANCE

Members present: James, Sweeney (Items A - E), and Moticha (Item F)
Staff present: Eng

FINAL REVIEW

A. 1031 MISSION RIDGE RD

RS-1A Zone

Assessor's Parcel Number: 019-031-007
Application Number: MST2018-00456
Owner: Jenkins Family Revocable Trust
Architect: Barefoot Design
Contractor: Millar and Associates Design
Engineer: Michael Gerenser

(Proposal to demolish the existing pool, hardscape, and walls at an existing single residential unit; and replace with a new pool, pool deck, pool cover, and retaining walls. Approximately 86 cubic yards of fill and 91 cubic yards of cut will occur on site. There is no new square footage proposed to the existing residence located in the Hillside Design District.)

(Final Approval is requested. Project must comply with Tier 3 SWMP prior to Final Approval. Project was last reviewed on September 24, 2018.)

Item postponed one week at the staff's request.

NEW ITEM**B. 2030 ANACAPA ST RS-15 Zone**

Assessor's Parcel Number: 025-321-009
Application Number: MST2018-00631
Owner: Hearth Homes

(Proposal to demolish trellis and concrete patio in rear yard, demolish driveway gate, install new window in front entry recess next to the front door, and install two French doors to rear yard.)

(Action may be taken if sufficient information is provided. Neighborhood Preservation Findings required.)

Continue one week with comments:

1. Decide whether to use stone or brick at the bottom of the façade; if using both, study the transition between finishes.
2. If using stone, wrap the proposed stone on the south elevation around the corner, terminating under the first window on the east elevation.
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; neighborhood compatibility; quality of architecture and materials; landscaping; and compliance with good neighborhood guidelines.

NEW ITEM**C. 702 MIRAMONTE DR RS-15 Zone**

Assessor's Parcel Number: 035-251-004
Application Number: MST2018-00669
Owner: Tom P. Gray
Landscape Architect: Robert Richards

(Proposal for 65 linear feet of wood fencing of up to 6-feet tall at an existing single-residential unit, and replacing an existing asphalt driveway with new permeable pavers. A Minor Zoning Exception is requested to allow a fence to exceed the maximum allowed height of 3.5-feet tall within 10 feet of a front lot line.)

(Action may be taken if sufficient information is provided. Minor Zoning Exception, Neighborhood Preservation and Hillside Design Findings required.)

Although Board Member Richards was not present at this meeting, to avoid any actual or perceived conflict of interest, Board Member Sweeney read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Project Design Approval and Final Approval with comments:

1. The Board finds that the following Minor Zoning Exception criteria have been met:
 - 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;
 - d. The improvement will be compatible with the existing development and character of the neighborhood; and
 - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
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; and compliance with good neighborhood guidelines.
3. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

FINAL REVIEW**D. 1931 GARDEN ST****RS-15 Zone**

Assessor's Parcel Number:	025-382-017
Application Number:	MST2018-00475
Owner:	RMC X07, LLC
Applicant:	Vanguard Planning

(Proposal for a remodel of the existing 1,917 square foot single residential unit with a detached 485 square foot garage with 304 square feet of accessory space. Project includes a kitchen and bathroom reconfiguration; demolition and reconstruction of interior walls; and associated electrical, mechanical, and finishes. New exterior doors and windows are proposed on the west, north, and east elevations. The proposed project also includes expanding and finishing 372 square feet of the existing attic as habitable space and constructing a new bathroom. Other site improvements include a new roof dormer, walls, and windows at the second level. The proposed total of 3,078 square feet of development on a 13,728 square foot lot is 74% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed on September 10, 2018.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**E. 385 LOMA MEDIA RD****RS-15 Zone**

Assessor's Parcel Number: 019-261-024
Application Number: MST2018-00510
Applicant: Brian Launder
Architect: Dawn Sherry
Owner: David Kleidermacher

(Proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door, and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project will address a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval are requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project was last reviewed on October 8, 2018.)

Project Design Approval and Final Approval 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, with the neighborhood defined as the Loma Media Road area within 8-10 homes in each direction; quality of architecture with materials appropriate to the house; landscaping; and compliance with good neighborhood guidelines.
2. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

NEW ITEM**F. 837 ARBOLADO RD****RS-1A Zone**

Assessor's Parcel Number: 019-113-037
Application Number: MST2018-00662
Owner: Peggy Palmer Wiley Trust
Designer: Brian Miller

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three level single-residential unit with an attached 441 square foot, two-car garage. The project includes a new outdoor gas fireplace and barbecue counter, and permitting unpermitted interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Members Sweeney and Miller recused themselves from hearing this item due to previous contractual obligations with the Applicant.

Board Member Moticha read the following State Political Reform Act Sole Proprietor Advisory:

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Continue two weeks to the Full Board with the comment that the new windows on the addition should be more consistent in style with the existing architecture and windows.