



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES FEBRUARY 4, 2019

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:

Tava Ostrenger, Assistant City Attorney
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 (absent 4:55 – 5:30 p.m.), Miller (absent 4:55 – 5:30 p.m.), Ferrell, James, Moticha, and Ziegler (at 3:02 p.m.)
Members absent: Richards
Staff present: Ostrenger, 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 **Tuesday, January 22, 2019**, as submitted.

Action: Ferrell/Moticha, 6/0/0. (Richards absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **January 28, 2019**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **February 4, 2019**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Ferrell, 6/0/0. (Richards absent.) Motion carried.

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

1. Tava Ostrenger, Assistant City Attorney introduced herself to the Board, and announced her attendance at the meeting was specifically to address the Board on agenda Item 2, 2082 Las Canoas Road, and she would also be available to advise the Board regarding other agenda items.
2. Mr. Eng announced the following:
 - a. Full Board agenda Item 3, 1850 E. Las Tunas Road has been postponed one week to Consent Review at the applicant's request.
 - b. The City Clerk's Office received a Council appeal for the previously reviewed 1199 Harbor Hills Drive, and an appeal hearing date is currently pending.
 - c. Board Member Richards will be absent from the meeting.
3. Board Members Sweeney and Miller announced they will be recusing themselves from review of agenda Item 4, 837 Arbolado Road, in order to avoid any actual or perceived conflict of interest due to previous contractual obligations with the Applicant. Board Member Moticha will Chair the meeting for that agenda item.

E. Subcommittee Reports:

Board Member Miller reported that the Glare & Reflective Issues Subcommittee recently met, and a report will be made available to the Board at a follow-up meeting.

PRE-APPLICATION REVIEW

1. 2215 WHITE AVE

RS-7.5 Zone

(3:25)

Assessor's Parcel Number:	041-252-034
Application Number:	MST2019-00028
Owner:	Michael C. Chan
Architect:	Jose Luis Esparza

(One-time pre-application concept review to replace an existing composition shingle roof with a new standing seam metal roof on an existing 2,362 square foot, two-story, single residential unit with an attached 689 square foot single garage and detached 376 accessory building in the rear yard.)

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

Actual time: 3:09 p.m.

Present: Jose Luis Esparza, Architect

Staff comments: Mr. Eng clarified for the Board that only the proposed new standing seam metal roof will be reviewed at this particular meeting.

Public comment opened at 3:19 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board had positive comments regarding the proposed standing seam metal roof; and prefers that the standing seam metal roof be 12-inches on center for a more residential appearance as opposed to a commercial one.
2. Restudy the contrasting colors choices of the gutters and trim against the black color of the standing seam metal roof; restudy an alternate color for the stucco, facia, and ready-made gutters as a consistent white shade may prove difficult to achieve; and provide color renderings of the facia visible from the street.
3. Study to provide non-reflective and non-glare panels for the standing seam metal roof; provide a color rendering.
4. The Board defined the project's eclectic neighborhood as including the residential areas from Cliff Drive, Fellowship Road, and White Avenue.
5. Provide details of the gate to the garage side yard on the plans.
6. The Board finds the proposed garage door acceptable.

Action: Ferrell/Moticha, 6/0/0. (Richards absent.) Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

2. 2082 LAS CANOAS RD

RS-1A Zone

(3:45)

Assessor's Parcel Number: 021-030-037
 Application Number: MST2018-00485
 Owner: Horizon Capital Partners
 Applicant: Larry Borello

(Proposal to construct a new 4,505 square foot two-story single residential unit with an attached 898 square foot three-car garage on a vacant lot. Other site improvements include a new pool, landscape and hardscape alterations, balconies and covered patio areas. Grading for the property was approved under a separate permit. The proposed total of 5,403 square feet of development on a 3 acre lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

(Second Concept Review. Comments only. No final appealable decision will be made at this hearing. Project requires Environmental Assessment. Project was last reviewed on October 1, 2018.)

Actual time: 3:37 p.m.

Present: Larry Borello, Project Architect; and Kevin Teixeira, Managing Member for Horizon Capital Partners

Staff comments: Ms. Ostrenger clarified for the Board enforcement-related project and the City Attorney's involvement in the design review process. She also clarified that the proposed project chiefly involves grading-related issues from previous enforcement case violations to be addressed by the applicant. Mr. Eng clarified that the environmental issues are still pending to be reviewed by staff on the proposed project; and that Tier 3 Storm Water Management Program

(SWMP) requirements, a landscaping plan, and a paving plan are still pending from the applicant; therefore, no approval can be made on the proposed project at this time.

Public comment opened at 3:55 p.m.

The following individual spoke:

1. Lorna Moore

Public comment closed at 3:57 p.m.

Motion: Continue indefinitely with comments that the Board should define the following at the next review prior to granting an approval:

1. Confirm and state the acceptable environmental requirements on the proposed project.
2. Confirm and state acceptable Tier 3 Storm Water Management Program (SWMP) requirements on the proposed project.
3. Define and clarify an acceptable landscape plan and paving plan for the proposed project.
4. Confirm and state whether line-of-sight privacy issue concerns have been adequately addressed for adjacent neighbors.
5. Confirm and state whether the 3-acre size lot, and 89% FAR, are acceptable or not.
6. If the project receives Project Design Approval, specifically state in detail all applicable Neighborhood Preservation Ordinance (NPO) criteria findings.
7. Define and clarify the specific neighborhood area from street to street.

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

CONCEPT REVIEW - NEW ITEM

3. 1850 E LAS TUNAS RD

RS-1A Zone

(4:15) Assessor's Parcel Number: 019-082-008
 Application Number: MST2019-00017
 Owner: 1850 East Las Tunas, LLC
 Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only. No final appealable decision will be made at this hearing. Project requires Environmental Assessment.)

Postponed one week to Consent at the applicant's request.

*** THE BOARD RECESSED FROM 4:30 TO 4:55 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

4. 837 ARBOLADO RD

RS-1A Zone

(5:10)

Assessor's Parcel Number: 019-113-037
Application Number: MST2018-00662
Owner: Peggy Palmer Wiley Trust
Applicant: 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. Project was referred from Consent on January 22, 2019.)

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Sweeney and Vice Chair 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:

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.

Actual time: 4:55 p.m.

Present: Fred Sweeney, Architect; Brian Miller, Architects

Public comment opened at 5:15 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 finds acceptable the proposed entry porch, one-story dining room; the second-story sitting room, and the outdoor kitchen.
2. The Board prefers a wood door system, but given the site's secluded canyon location, the house not being visible from the road, and the client's ability to afford the expense of steel materials, the Board appreciates the study made and finds the proposed metal doors acceptable.
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 quality of architecture and materials; consistency of style and appearance with other

homes in the neighborhood; neighborhood compatibility; compliance with good neighborhood guidelines in the Hillside District.

4. The Board makes the Hillside Design 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.
5. The Board makes the Sloped Lot Findings that the proposed project does not negatively affect any sloped lots in the area.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:30 P.M. ***