



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
JANUARY 7, 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:

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 Mr. Eng.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha, Richards, and Ziegler
Members absent: None
Staff present: Eng and Goo

GENERAL BUSINESS

A. 2019 Election of Chair and Vice Chair.

Nominations for Chair: Sweeney

A vote was taken, and Board Member Sweeney was elected as Chair.

Nominations for Vice Chair: Miller

A vote was taken, and Board Member Miller was elected as Vice Chair.

B. Public Comment:

No public comment.

C. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **December 10, 2018**, as submitted.

Action: Miller/Ferrell, 4/0/3. (Ziegler, Miller, and Moticha abstained.) Motion carried.

D. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 17, 2018**, as reviewed by Board Members Miller and Richards.

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

Motion: Ratify the Consent Calendar of **January 7, 2019**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Eng announced the following:

a. In an effort to provide additional clarity in approval actions, staff asks that the Single Family Design Board explicitly make all applicable findings in its motions for Project Design Approvals. Staff has included a more detailed listing of applicable findings in the agenda footers and encouraged board members to reference the provided motion cards for guidance. Additional board member training on this and other topics is anticipated for later this year.

b. On January 15, 2019, City Council will hear the appeal of the Board's project design approval of 2444 Santa Barbara Street. As Chair Sweeney recused himself from prior review of the project, Vice Chair Miller volunteered to represent the Board's at the City Council hearing.

c. Item 1, 1620 Eucalyptus Hill Road, was referred to the Full Board from Consent Review on December 17, 2018.

2. Board Member Ziegler later recused himself from hearing agenda Item 7, 237 Las Alturas Rd. to avoid any actual or perceived conflict of interest due to living within a 500-foot radius of the proposed project.

F. 2019 Appointment of Consent Review Representatives and Subcommittees: No subcommittee reports were made.

Determinations were made regarding the following Consent Review assignments and subcommittees:**Consent Calendar**

Architecture

Appointed

Sweeney, Miller, Moticha

Landscape Review

James, Richards

Alternate**Subcommittees**Glare & Reflective Issues
(metal roofs, etc.)

Ziegler

Moticha, Miller

New Accessory Dwelling Units
(downgraded to standing status)

Sweeney

Miller

PROJECT DESIGN REVIEW**1. 1620 EUCALYPTUS HILL RD****RS-15 Zone****(3:20)**

Assessor's Parcel Number: 015-232-010
 Application Number: MST2018-00156
 Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District, and Sloped Lot Findings. Project was referred to Full Board from Consent on December 17, 2018.)

Actual time: 3:30 p.m.

Present: Jeff Silverman, Co-Owner; and Eric Dalkey, Associate

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Provide an updated set of drawings indicating sections through the railing, dimensions and locations of the railing, and roof details on the level two floor plan.
2. The Board finds the elimination of the laundry room appropriate.

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

CONCEPT REVIEW - NEW ITEM**2. 1609 ORAMAS RD****RS-15 Zone****(3:40)**

Assessor's Parcel Number: 027-152-012
 Application Number: MST2018-00656
 Owner: Jacob Heilbron
 Architect: Chris Manson-Hing

(Proposal for an 88 square foot addition to the ground floor of an existing 1,874 square foot, two-story, single-residential unit that is legal non-conforming to the front and interior setbacks. The addition will extend an existing five-foot encroachment of the existing building into the 10-foot westerly interior setback as allowed by SBMC 30.165.050.C. the project includes replacing two windows on the ground floor with new sliding doors, the replacement of existing windows elsewhere, a new standing seam metal roof, new gutters and downspouts, a new garage door, new main entry door with side lights, and new exterior colors. The proposed total of 2,361 square feet of development in the Hillside Design District is 96% of the required maximum allowed floor-to-lot area ratio (FAR).)

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

Actual time: 3:56 p.m.

Present: Chris Manson-Hing, Architect

Public comment opened at 4:07 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Applicant to leave the existing roof as is, or provide an alternative roof design that is not a standing seam metal roof, and more consistent with the already established Riviera/Hillside Design District and neighborhood, as defined by the homes located along Oramas Road, California Street, Loma Street, Micheltorena Street, and Grand Avenue.
2. The Board finds acceptable the proposed two-story, single-residential unit that is legal non-conforming to the front and interior setbacks.
3. The Board finds acceptable the proposed five-foot encroachment into the 10-foot westerly interior setback.
4. The Board also finds acceptable the replacement of the two existing windows on the ground floor with new sliding doors, replacement of other existing windows, proposed gutters and downspouts, proposed garage door, the proposed main entry door with side lights, and exterior colors.

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

PROJECT DESIGN REVIEW

3. 1206 HARBOR HILLS DR

RS-15 Zone

(4:05)

Assessor's Parcel Number:	035-311-002
Application Number:	MST2018-00535
Owner:	Urn'dit Family Trust
Architect:	Douglas Beard

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings. Project was last reviewed on October 29, 2018.)

Actual time: 4:25 p.m.

Present: Douglas Beard, Architect

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

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

1. The proposed dining terrace deck improvements are acceptable.
2. The proposed landscaping around the driveway and down lighting (no up-lighting) are acceptable.
3. The Boards finds the design is consistent in size, bulk, and scale with the neighborhood, and a definite improvement on the existing home.
4. The Board understands that staff will have to research whether the Tesla roof shingle product falls within the Board's purview or not, in order to make a determination on this new roof material.
5. The Board finds asphalt roof shingles in general are an acceptable roof material, with the stipulation that the applicant return at Consent with a Tesla roof shingle details and sample, deck tile material details and sample, and showing these changes on the plans.
6. Provide language that defines the neighborhood, as shown on plan Sheet A-0, including the area of La Coronilla Drive through to the westerly turn at the corner.
7. The Board makes the Hillside Design District and Sloped Lot findings as follows: 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.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW**4. 415 YANKEE FARM RD****A-1/SD-3 Zone****(4:35)**

Assessor's Parcel Number: 047-030-024
 Application Number: MST2018-00498
 Owner: Franck Hanse
 Architect: Jose Luis Esparza

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

(Project Design Approval is requested. Neighborhood Preservation Findings required. Project was last reviewed on October 15, 2018.)

Actual time: 5:01 p.m.

Present: Jose Luis Esparza, Architect

Public comment opened at 5:10 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board cannot support the modification for the covered patio in its current configuration as the current design does not lend itself to the proposed use.
2. Provide a more detailed east elevation depicting the street view of the addition in relationship to the fence along the front of house.
3. Provide a more detailed and well thought-out landscape plan with correct planting placement and scale.
4. As previously requested, provide spa details, non-paved area details, and the pool area details in relation to the deck.
5. As previously requested, provide front entry and double gate details, and front elevation details.

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

PROJECT DESIGN REVIEW

5. 1941 CIELITO LN

RS-1A Zone

(5:10)

Assessor's Parcel Number: 021-082-016
 Application Number: MST2018-00616
 Owner: Dale Fathe-Aazam
 Applicant: Vanguard Planning Inc.

(Proposal to remove and rebuild a 238 square foot sunroom and a 280 square foot patio cover, both of which were originally constructed without permits. The project includes removal of an unpermitted lath house in the front setback, removal of a chimney, and door and window alterations on the existing one-story, 2,514 square foot single-residential unit. The proposed total of 2,752 square feet of development on a 33,396 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2006-00599.)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings.)

Actual time: 5:27 p.m.

Present: April Palencia, Applicant; and Dale Fathe-Aazam, Owner

Public comment opened at 5:34 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 appreciates the work done so far, and finds acceptable the patio cover, the newly rebuilt screen porch, the removal of the chimney, and the interior remodel.
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 with other homes in the neighborhood; neighborhood compatibility as defined by the google earth photograph as

depicted on plan Sheet A0.0; quality of architecture and materials; landscaping; and compliance with good neighborhood guidelines.

3. The Board makes the Hillside Design District and Sloped Lot findings as follows: 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.
4. The Board made the finding that the scale of the building remains modest, in scale with current home in the neighborhood, and is not obtrusive to the neighborhood.

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

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

6. 958 ARBOLADO RD

RS-15 Zone

(5:45)

Assessor's Parcel Number:	019-232-010
Application Number:	MST2018-00448
Owner:	Daniel L. Greiwe
Architect:	Native Son Design Studio

(Proposal for additions and alterations to an existing 3,166 square foot two-story single residential unit with a 451 square foot attached two-car garage and 170 square foot storage area. The proposed project includes a 286 square foot second-story addition and an interior remodel. The proposed total of 4,073 square feet of development on a 29,858 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings. Project was last reviewed on September 17, 2018.)

Actual time: 5:45 p.m.

Present: Chris Cottrell, Architect

Public comment opened at 5:50 p.m.; and closed at 5:52 p.m.

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

1. The Board finds the second floor design is acceptable.
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 with the neighborhood; neighborhood compatibility; good quality of architecture and materials matching the existing house; and compliance with good neighborhood guidelines

3. The Board makes the Hillside Design District and Sloped Lot findings as follows: 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.

Action: Moticha/Ziegler, 6/1/0. (Sweeney opposed.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 237 LAS ALTURAS RD

RS-15 Zone

(6:15)

Assessor's Parcel Number:	019-331-005
Application Number:	MST2018-00534
Owner:	Claudia W. Glass
Architect:	DMHA

(The parcel is currently developed with a 2,507 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 244 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,722 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 74% of the required maximum allowed FAR. Staff Hearing Officer review is requested to allow additions and alterations within the required 30 foot front setback. This project will address violations in Zoning Information Report ZIR2012-00591.)

(No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for a requested Zoning Modification.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Ziegler recused himself from hearing this item due to living within the 500 foot radius of the proposed project.

Actual time: 6:06 p.m.

Present: Ryan Mills, Architect

Public comment opened at 6:31 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely Staff Hearing Officer for return to Consent with comments:

1. The Board supports the applicant's effort to keep the original style, scale, and architecture of the house.
2. The Board makes the finding that the proposed modification to allow additions and alterations within the required 30 foot front setback is aesthetically appropriate for an unusual property with two front yard setbacks, with the

location of one front yard adjacent to a private road. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.

3. Study exterior lighting and provide details.
4. Study adding more natural light to the south elevation Bedroom 3; provide a window study.

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

*** MEETING ADJOURNED AT 6:45 P.M. ***