



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

MARCH 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:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Matthew Ozyilmaz, 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 3:13-3:54 p.m.), Miller (until 6:17 p.m.), Ferrell, James, Moticha, Richards, and Ziegler

Members absent: None

Staff present: Tava Ostrenger, Assistant City Attorney (until 3:54 p.m.), Monson, Ozyilmaz, 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, February 19, 2019**, as submitted.

Action: Moticha/James, 6/0/1. (Miller abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 25, 2019**, as reviewed by Board Members Sweeney and James.

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

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

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

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

1. Ms. Monson announced the following:

- a. An appeal hearing has been scheduled on May 14, 2019 for the previously denied project of 1199 Harbor Hills Drive on January 22, 2019.
- b. Chair Sweeney will be stepping down from Item 2, 2444 Santa Barbara Street.

2. Ms. Ostrenger stated she was in attendance to provide assistance to the Board regarding agenda Item 2, 2444 Santa Barbara Street.

3. Matt Ozyilmaz will be shadowing Ms. Monson on her first coverage of tonight's meeting.

E. Subcommittee Reports:

Board Members Ziegler read into the record the report on acceptability of metal seam roofs for the Glare and Reflective Issues Subcommittee meeting held in January 2019.

MISCELLANEOUS ITEM

1. 365 EL CIELITO RD

RS-1A Zone

(3:20)

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.)

(The Board is requested to only make Minor Zoning Exception Findings which were inadvertently omitted from the Project Design Approval and Final Approval actions on February 19, 2019.)

Actual time: 3:13 p.m.

Staff comments: Mr. Ozyilmaz clarified that this item was agendaized for the Board to make the Minor Zoning Exception Findings which were inadvertently omitted from the previous Project Design Approval and Final Approval actions on February 19, 2019.

Motion: Project Design Approval and Final Approval with the comment:

1. The Board approves the minor zoning exceptions of the site wall and fence that are along El Cielito Lane.
2. The Board carries forward the previous comments made on February 19, 2019.

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

Motion: Project Design Approval and Final Approval with the following findings:

1. The Board finds that the following Minor Zoning Exception criteria of the site wall and fence height as acceptable along El Cielito Lane have been met:
 - a. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
 - b. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - c. The improvements are sited such that they minimize impact next to abutting properties;
 - d. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - e. The improvement will be compatible with the existing development and character of the neighborhood.

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

The ten-day appeal period was announced.

FINAL APPROVAL

2. 2444 SANTA BARBARA ST

RS-15 Zone

(3:25)

Assessor's Parcel Number: 025-042-003
 Application Number: MST2018-00410
 Owner: West Bluff Capital, Inc.
 Applicant: Ken Dickson, Windward Engineering

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit, with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment, and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

(Final Approval is requested. The Board's Project Design Approval of this project stands through failure of motions to either uphold or deny the appeal of this decision at the City Council hearing of January 15, 2019. Project was referred to Full Board from Consent on February 25, 2019.)

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Sweeney recused himself from hearing this item.

Actual time: 3:20 p.m.

Present: Ken Dickson, Applicant, Windward Engineering

Staff comments:

Ms. Ostrenger stated that the Project was appealed to the City Council, however, the council was unable to make a decision on the appeal so the Single Family Design Review Boards previous decision still stands.

Public comment opened at 3:23 p.m.

The following individual(s) spoke:

1. Scott Burns

Written correspondence from Scott Burns was acknowledged.

Public comment closed at 3:25 p.m.

Motion: Continue one week to Consent with comments:

1. The Board finds that the proposed design substantially conforms to what was previously approved.
2. All garage door panels shall have the double-sided film coating over the entire garage door.
3. Incorporate an irrigation plan into the 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; trees; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

Action: Moticha/Ziegler. Motion substituted.

The Motion was substituted as follows

Motion: Continue one week to Consent with comments:

1. The Board finds that the proposed design substantially conforms to what was previously approved.
2. Provide an irrigation plan.
3. All garage door panels shall have the double-sided film coating over the entire garage door.
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; trees; protection of public health, safety, and

welfare; compliance with good neighborhood guidelines; and preservation of public views.

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

REVIEW AFTER FINAL APPROVAL

3. 11 VIA ALICIA

RS-15 Zone

(3:45) Assessor's Parcel Number: 015-311-003
 Application Number: MST2013-00052
 Owner: Peter Trent
 Architect: Sherry & Associates

(Approved project was the proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new 10'x45' swimming pool and site walls. The proposal includes approximately 5 cubic yards of cut and 498 cubic yards of fill for the new pool. The pool has been reduced in size and relocated. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).)

(Approval of Review After Final is requested for a new standing seam metal roof; a glass garage door; relocation of the proposed pool; new landscaping; removal of the previously proposed retaining walls and water tank; revisions to doors and windows; revisions to the decks and patios; revised finishes; and a new wall, fence, and gate at the front deck. Project was last reviewed on January 22, 2019.)

Actual time: 3:54 p.m.

Present: Dawn Sherry, Architect; and Peter Trent, Owner

Public comment opened at 4:12 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. The proposed solid wood door, entry gate, and six-foot privacy door for privacy issues are acceptable as indicated on plan Sheet A-2.1.
2. The Board defined the project's neighborhood as including the residential area near the project extending from Nicholas Lane, Barker Pass, and Via Alicia Streets.
3. The proposed new standing seam metal roof is acceptable as long as a non-glare matt finish is utilized.
4. Maintain the ridge hip flashing at dimensions of 6-inches or less, with panels' 12-inches on center.
5. The proposed new landscaping and the relocation of the pool are acceptable.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC NOTICE**4. 122 LOS ALAMOS AVE****E-3/SD-3 Zone****(4:05)**

Assessor's Parcel Number: 045-195-025
Application Number: MST2019-00069
Owner: Marjorie M. Saunders
Architect: Sherry & Associates

(Proposal for a 993 square foot second floor addition and alterations to an existing 1,901 square foot, one-story single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. The proposed total of 3,279 square feet on an 8,368 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 100% of the maximum allowed floor-to-lot area ratio (FAR).)

(First Concept Review. No final appealable action will be taken at this hearing. Neighborhood Preservation Findings required.)

Actual time: 4:34 p.m.

Present: Dawn Sherry, Architect; and Marjorie M. Saunders, Owner

Public comment opened at 5:11 p.m.

Written correspondence from Berni Bernstein was acknowledged.

Public comment closed at 5:12 p.m.

Motion: Continue two weeks with comments:

1. The Board appreciates the proposed style of architecture.
2. Explore options to reduce the overall floor-to-lot area ratio (FAR) closer to 85% FAR estimate based of the proposed reconfigured floor plans.
3. Study proportions and size of windows on the east elevation on the second floor.
4. Study to reduce the overall plate height to 7 feet, 6 inches in height.
5. Restudy the window proportions on the south elevation second floor near Bedroom #1, as noted on plan Sheet A-2.1.
6. Restudy the reconfiguration of the master bath and wardrobe area, and provide a plan section through the second floor in relationship to the skylight on the first floor roof for further study.
7. Study the possible use of gabled roof elevations at the stairwell on the north side looking at the front elevations on plan Sheet A-2.0.
8. Study the possible use of gabled roof elevation on the south side as it relates to reconfiguration of the master bath and wardrobe area.
9. Provide a plan section through the proposed second floor addition, in an east and west direction, in relationship to the existing skylight at the first level of the existing house in order to understand the plate height relationship between the addition and the first floor.
10. Study following good neighborhood guidelines.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC NOTICE

5. 1224 BEL AIR DR

RS-15 Zone

(4:40) Assessor's Parcel Number: 043-280-028
Application Number: MST2019-00066
Owner: Kozaki Family Trust
Applicant: Jose Sanchez
Architect: Anacapa Architecture

(Proposal for a 565 square foot addition at the first floor of an existing 2,812 square foot two-story single-unit residence with an attached 508 square foot garage. Project includes expanding an existing 107 square foot second floor balcony to 756 square feet; replacement of doors and windows; removal of an existing brick façade on the south elevation to be replaced with board and batten siding; a new roof; and new decks, patios and landscaping. The proposed total of 3,825 square feet on a 16,988 square foot lot in the Hillside Design District is 87% of the maximum guideline floor-to-lot area ratio (FAR).)

(First Concept Review. No final appealable action will be taken at this hearing. Neighborhood Preservation, Hillside, and Sloped Lot Findings required.)

Actual time: 5:30 p.m.

Present: Jose Sanchez, Applicant, Anacapa Architecture

Public comment opened at 5:40 p.m.

The following individual(s) spoke:

1. Glen Cook
2. Brian Murphy

Public comment closed at 5:44 p.m.

Motion: Continue two weeks with comments:

1. Provide the driplines of the existing trees.
2. Provide screening plant materials between the proposed property and the neighbors' property.
3. Clarify the real contours on the plans at the end of the pie shaped area on plan Sheet A-102.
4. Consider reducing or eliminating the proposed outdoor deck size.
5. Provide gutter and downspout locations.
6. Provide section through the proposed back yard entertainment elements.
7. Be consistent with a defined style and architecture.
8. Return with a conceptual landscape plan with permeable surfaces and locations of proposed hardscape elements.
9. If the applicant is keeping the rear porch element, study adding columns in order to make the rear porch area (and canopy) appear more substantial.

10. Restudy the window relationship proportions to each of the elevations on all sides.
11. Provide accurate scaled drawings and provide plans to scale.
12. Provide existing plate lines, finished floors, second floor plate height, and relationships in defined dimensions.
13. Provide accurately detailed site sections to understand the relationships.

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

*** THE BOARD RECESSED FROM 6:12 TO 6:17 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC NOTICE

6. 130 LOS ALAMOS AVE

E-3/SD-3 Zone

(5:10)

Assessor's Parcel Number: 045-195-001
Application Number: MST2019-00030
Owner: Bryce Rosenthal
Designer: Matt Hepner

(Proposal to demolish 378 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,535 square foot ground floor, a 491 square foot second floor, a 424 square foot basement, and a 431 square foot attached two-car garage. The project also includes an exterior spiral staircase and roof deck above the second story. The proposed total of 2,881 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR) on a 6,970 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum allowed FAR. Staff Hearing Officer review is requested for Zoning Modifications to allow additions and alterations within the interior setback and to allow the open yard to be less than the required 1,250 square feet.)

(First Concept Review. No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow additions and alterations within the interior setback and to allow the open yard be less than the required 1,250 square feet. Neighborhood Preservation Ordinance findings required.)

Actual time: 6:17 p.m.

Present: Matt Hepner, Designer; and Bryce Rosenthal, Owner

Public comment opened at 6:27 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The Board is not in a position at this time to give the project positive aesthetic comments regarding the request to reduce the open yard area from the required 1250 square feet, until there is further clarification on the proposed southerly elevation of the garage's proposed door and window.
2. Re-evaluate the proposed FAR calculations, and provide a copy of the FAR calculation document.
3. Provide a Google Earth study of the surrounding homes that are immediately adjacent on the south and east side of the property.

4. The Board does not agree with proposed total square footage of the home, and would like a reduction, for example, in the proposed size of the area identified as the living room/dining room area.
5. Provide clarification of the acceptability per the Municipal Code of the proposed garage that was previously a garage and is returning to a garage.
6. The Board does not support the extensive square footage of proposed decks.
7. The Board does not support or accept the use of an exterior staircase, and does not accept the proposal for a view deck at the top floor roof area.
8. Provide section studies through the proposed second floor roof deck area, and through the proposed landscape planter and other areas.
9. Provide site section details through the areas of future or installed photovoltaic panels and solar hydronic panels to ascertain the appropriateness of any required screening or that might impede the operation of the proposed equipment.
10. The Board encourages restudy of the vocabulary and language of architecture within the neighborhood.
11. The Board defines the neighborhood as the area that encompasses the Las Alamos Avenue up to San Miguel Avenue; that encompasses the neighborhood that is introduced to Shoreline Drive on the north and south, and to the west with the neighborhood as defined as the area to San Rafael Avenue, and on the east to the La Plata Avenue as the portion of the marine terrace neighborhood.
12. Provide any initial exterior lighting in the landscaping and off the surface of the home.
13. Provide required railings, gutters, downspouts, or other elements in any required elevations.
14. Encourages the applicant to follow good neighbor guidelines and ensure the property is properly maintained.

Action: Sweeney/Ziegler, 5/1/0. (Ziegler abstained. Miller absent.) Motion carried.

*** MEETING ADJOURNED AT 7:01 P.M. ***