



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

TUESDAY, APRIL 2, 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
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:04 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller (at 3:06 p.m.), James, Moticha, Richards, and Ziegler
Members absent: Ferrell
Staff present: Monson, Ternovskaya, and Matthew Ozyilmaz, Planning Technician

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **March 18, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 2, 2019**, as reviewed by Board Members Miller and Richards.

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

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

1. Ms. Monson announced the following:

- a. The Single Family Design Board meeting is typically cancelled unless at least two items are ready for review. Staff made the decision to proceed with the scheduled April 2, 2019 meeting as a public notice was sent out for Item 1, 301 Mohawk Rd.
- b. An annual recruitment for City Advisory Group members is now in progress.
 - a. The resignation deadline for current Advisory Group Members who otherwise would not be at the end of their term is Thursday, April 4th. This notice of resignation will allow the position to be included in the current recruitment process.
 - b. Chair Sweeney and Board member James' terms end on June 30, 2019. The application deadline for new appointments is Tuesday, April 23, 2019, at 5:00 p.m. Interviews by the City Council will take place on Tuesday, May 7, 2019, at 4:00 p.m., Tuesday, May 14, 2019, at 4:00 p.m., and Tuesday, May 21, 2019, at 6:00 p.m. New Advisory Group members will be appointed on Tuesday, June 18, 2019.
 - c. General information about each advisory group and the Application for Appointment, list of vacancies, vacancy notices, and recruitment schedule may be obtained by accessing the City's website at: [santabarbaraca.gov/Government/Boards and Commissions](http://santabarbaraca.gov/Government/Boards%20and%20Commissions), or from the City Clerk's Office.

E. Subcommittee Reports:

No subcommittee reports.

(3:20PM) NEW ITEM: CONCEPT REVIEW

1. 301 MOHAWK RD

Assessor's Parcel Number: 041-323-004
Zone: E-3/SD-3
Application Number: PLN2019-00122
Owner: Donald S. Mori 2016 Revocable Trust
Applicant: Jacob Niksto

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,275 square foot ground floor, 801 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

First concept review. No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings.

Actual time: 3:09 p.m.

Present: Jacob Niksto, Architect, Becker Henson Niksto Architects; and Tom Henson, Architect

Public comment opened at 3:19 p.m.

The following individual spoke:

1. Wythe Platt

Written correspondence from Marsha Brown, Luis Esparza, and Wythe Platt were acknowledged.

Public comment closed at 3:24 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board gave the project positive comments.
2. Study the window treatments.
3. Study the mass and amount of glass used on the windows.
4. Consider adding wood treatment to soften the glare from the glass.
5. Provide the lighting on both the building and the landscaping, and show how the nighttime lantern effect would be handled from both the lighting and the glass.
6. Show the proposed colors on the plans.
7. Provide a landscape plan, especially with plans for screening the pool.
8. Consider reconfiguring the orientation of the pool.
9. Return with information on storm water management.
10. Consider larger overhangs on building on the southern side.
11. Provide building sections.

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

*** MEETING ADJOURNED AT 3:57 P.M. ***