



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

#### APRIL 15, 2019

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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### CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha (at 3:03 p.m.), and Ziegler  
Members absent: Richards  
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 **April 2, 2019**, as submitted.

Action: Miller/James, 4/0/1. (Ferrell abstained. Moticha and Richards absent.) Motion carried.

#### C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 8, 2019**, as reviewed by Board Members Miller and Richards.

Action: James/Ziegler, 5/0/0. (Moticha and Richards absent.) Motion carried.

Motion: Ratify the Consent Calendar of **April 15, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: Miller/Ferrell, 5/0/0. (Moticha and Richards absent.) Motion carried.

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

1. Board Member Sweeney announced that the Chairs of the three Design Review Boards are scheduled to meet with George Buell, Community Development Director, in order to discuss Board training.

E. Subcommittee Reports:

No subcommittee reports.

### **(3:20PM) NEW ITEM: CONCEPT REVIEW**

**1. 624 RICARDO AVE**

Assessor's Parcel Number: 035-292-005

Zone: RS-15

Application Number: PLN2019-00153

Applicant: Jeff Warmoth, Owner

(Proposal for a 299 square foot addition to an existing 1,442 square foot one-story single-unit residence with a 475 square foot attached two-car garage. Project includes replacing existing roof with a new standing seam metal roof, removing brick chimney, and increasing ceiling height at rear of structure. Revisions to siding, windows, and doors are also proposed. Project will address violations identified in Zoning Information Report ZIR2018-00591. The proposed total of 2,217 square feet on a 9,575 square foot lot located in the Hillside Design District is 62% of the guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Neighborhood Preservation, Hillside and Sloped Lot Findings required. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval.**

Actual time: 3:05 p.m.

Present: Alexandra Carter and Jeff Warmoth, Owner

Public comment opened at 3:14 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with the comment that the Board has completed a preliminary review, and has indication from the Applicant that they will return to Staff with reconsideration of the roof material.**

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

**\* THE BOARD RECESSED FROM 3:22 TO 3:45 P.M. \*****(3:50PM) NEW ITEM: CONCEPT REVIEW****2. 309 N SOLEDAD ST**

Assessor's Parcel Number: 031-382-009  
Zone: R-2  
Application Number: PLN2019-00138  
Owner: Eladio Soriano  
Applicant: Brett Ettinger

(Proposal to construct a 767 square foot two-story detached accessory dwelling unit (ADU) with a 446 square foot attached two-car garage. The existing 746 square foot residence is detached from the proposed ADU. Project includes new landscape and driveway improvements. The proposed total of 1,959 square feet on a 4,971 square foot lot is 81% of the maximum guideline floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Neighborhood Preservation Findings are required.**

Actual time: 3:38 p.m.

Present: Brett Ettinger, Applicant, Ferguson-Ettinger Architects; and Matt Shara, Ferguson-Ettinger Architects

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Applicant to provide a conceptual landscape plan, an irrigation plan, and determination of any Tier 1, 2, or 3 requirements.
2. The Board would like confirmation of the proposed colors as outlined on Sheet A-4.2.
3. The Board has reviewed the proposed plate heights for the Accessory Dwelling Unit (ADU) on Sheet A-2.2 and finds that they do not present an imposition to the scale of the building, as it is presented to the street view and/or adjacent properties.
4. The proposed materials, as indicated on Sheet A-4.1 and A-4.2, appear to be in conformity with other materials found in the neighborhood.
5. The location of the window fenestrations with regards to privacy and with adjacency to both existing and proposed new fencing around the property do not appear to impose privacy issues.
6. The public view corridor is identified as the area from N. Soledad Street and from Elizabeth Street. The public view corridor does not present a significant impact to the view as seen from neighborhood.
7. The Board would like confirmation of exterior lighting within the landscape driveway area and any lighting applied to the surface of the exterior of the building.
8. The Board understands that the purpose of this project is to identify the finished materials on the existing front residence. Further, the Board understands that new two-piece mission-style roof is proposed for the existing residence, and that there are some alterations to existing home's front porch.

9. Applicant to work with Staff to determine whether or not the front stone and wrought-iron railing fence meets the Zoning Requirements. If not, staff should provide direction on how to review and/or approve this element.
10. The major drainage components from the flat-roof area of the ADU were reviewed, and a discussion was held regarding the proposed flat roof of the proposed ADU and its relationship to other residential structures within the block.
11. Applicant is encouraged to define the neighborhood and present their explanation to the Board when they return.
12. Generally, the Board defines the neighborhood as those properties facing East Montecito Street, as it intersects N. Soledad Street. Further, the neighborhood extends from the half-block east of East Gutierrez Street to Mellifont Avenue and to Voluntario Street.

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

**\* MEETING ADJOURNED AT 4:26 P.M. \***