



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES TUESDAY, MAY 28, 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 3:03 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Richards, and Ziegler
Members absent: Moticha
Staff present: Unzueta (until 5:00 p.m.), Monson, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individual(s) spoke:

1. Tony Allina

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **May 13, 2019**, as amended.
Action: Miller/James, 6/0/0. (Moticha absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 20, 2019**, as reviewed by Board Members Miller and Richards.

- Action: Ferrell/Miller, 6/0/0. (Moticha absent.) Motion carried.
Motion: Ratify the Consent Calendar of **May 28, 2019**, as reviewed by Board Members Miller, Sweeney, and Richards.
Action: Miller/Ferrell, 6/0/0. (Moticha absent.) Motion carried.

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

1. Chair Sweeney reported on the appeal of the Single Family Design Board's decision to deny a deck proposed within 15 feet of the eastern property line at 1199 Harbor Hills Drive. The appeal was upheld by City Council.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

1. 2082 LAS CANOAS RD

Assessor's Parcel Number: 021-030-037
Zone: RS-1A
Application Number: PLN2018-00485
Owner: Horizon Capital Partners
Applicant: Larry Borello

(Proposal to construct a new 4,742 square foot two-story single residential unit with an attached 978 square foot three-car garage, and 17 square feet of storage space 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 5,773 square feet of development on a 3 acre lot located in the Hillside Design District is 95% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

Project Design and Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Neighborhood Preservation, Hillside Design, and Sloped Lot findings required. Project was last reviewed on February 4, 2019.

Actual time: 3:18 p.m.

Present: Larry Borello, Project Architect; and Kevin Teixeira, Owner

Public comment opened at 3:25 p.m.

The following individual(s) spoke:

1. William (*Surname not provided*)

Public comment closed at 3:28 p.m.

- Motion: Project Design Approval and continue indefinitely to Consent with comments:**
1. The Board confirms and states the acceptable environmental requirements on the proposed project.
 2. The Tier 3 Storm Water Management Program requirements have been met for this project.
 3. The landscape plan and paving plan for the project have been clarified.
 4. The 3-acre lot size and 89% FAR are acceptable.
 5. The line-of-sight privacy issues with adjacent neighbors have been adequately addressed.
 6. Applicant to return with a revised landscape plan that is in accordance with the Fire Department's direction to change the grass.
 7. Provide a detailed lighting plan that shows building lighting and exterior recess lamps. Remove the majority of the uprights from the existing landscape plan or change them to downlights.
 8. Provide additional architectural details that have not yet been provided.
 9. The project meets the Neighborhood Preservation Findings. The project is consistent in appearance with the neighborhood; the proposed Spanish-style architecture is compatible with the existing neighborhood; uses quality architecture and materials; and the trees that remain are protected.
 10. The project follows Good Neighbor Guidelines.
 11. Applicant to return with a landscape plan coordinated with the Storm Water Management plan, with regards to the treatment of the retention basin. Detail whether the retention basin is a bioswale, or if it could be a bioswale, and show those specific plantings on the landscape plan.
 12. Provide a complete irrigation plan.
 13. The Board makes the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
 14. The project meets the Hillside Design and Sloped Lot findings, in that it protects the natural topography and there are no adverse grading findings noted.
 15. For the purpose of determining compatibility, the neighborhood is defined as the area between Skofield Park, the Botanic Gardens, and Las Canoas Street.
- Action: James/Ferrell, 6/0/0. (Moticha absent.) Motion carried.

(3:45PM) NEW ITEM: CONCEPT REVIEW

- 2. 1789 CALLE PONIENTE**
- | | |
|---------------------------|------------------------------|
| Assessor's Parcel Number: | 041-021-017 |
| Zone: | RS-6 |
| Application Number: | PLN2019-00200 |
| Owner: | Thomas A. and Joan N. Gilles |
| Applicant: | Don Swann |

(Proposal to construct a new 2,535 square foot two-story single-unit residence with an attached 400 square foot garage. Project includes an outdoor deck and landscape improvements. The proposed total

of 2,935 square feet of development on a 9,534 square foot lot in the Hillside Design District is 82% of the maximum required floor-to-lot area ratio (FAR.)

No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for approval of a Zoning Modification to allow a reduced minimum dimension for the required open yard area. The proposed total of 2,935 square feet of development on a 9,534 square foot lot in the Hillside Design District is 82% of the maximum allowable floor-to-lot area ratio (FAR). Project requires Neighborhood Preservation, Hillside Design and Sloped Lot Findings.

Actual time: 3:51 p.m.

Present: Don Swann, Applicant; Thomas Gilles, Owner; Duke McPherson, Consulting Arborist; and Irma Unzueta, Senior Planner, City of Santa Barbara

*** The Board recessed from 4:11 to 4:20 p.m. to review written correspondence. ***

Public comment opened at 4:20 p.m.

The following individuals spoke:

1. Barbara Stanley
2. Russell J. Schmitt, opposed.
3. David Bothman
4. Perry Hoffman, opposed.
5. Joan Stuster, opposed.
6. Teresa Bothman
7. Matt Zyboza

Written correspondence from Barry McGeough, Mary Fiske, Karen Cruickshank, Eva Cruickshank, June Cruickshank-Verloop, Andrew Cruickshank, Russell J. Schmitt, and Sally J. Holbrook were acknowledged.

Public comment closed at 4:32 p.m.

Motion: Continue indefinitely with comments:

1. Provide a new approach to providing a residence on the site. The residence can be two stories.
2. Provide appropriate building sections to ensure that any second-floor height is minimized.
3. The Board will not support any request for modification for the open yard area.
4. The Board requests that Staff advise the Board on the suitability of the open yard area within the setback area, if proposed.
5. Any outside decks from the home shall be kept 15 feet away from the property line, in exercising the Board's interpretation of the Single Family Design Guidelines.
6. No outside deck shall have a descending or an ascending staircase to it from ground. The deck needs to be accessed from within structure.
7. Provide a complete conceptual landscape plan, including existing Oak locations and the drip lines of the existing Oaks. Any proposed Oaks and drip lines need to be shown

on a survey drawing. For any Oaks that need to be removed, replacement Oak locations need to be indicated on the site plan.

8. The Board assumes the applicant will require a Storm Water Management plan determination, and would like to see a preliminary plan as a part of the next submittal in order to understand how water will be handled on the site.
9. Given the potential for possible fire hazards, the proposed materials as indicated on the current exterior elevations on Sheet 3 are probably not acceptable. The Board would like determination from Staff on the consequences of the materials used at the site, and definition of whether the site is a high fire hazard area.
10. Provide sections of the proposed retaining wall structures.
11. Provide a complete north, south, east, and west site section showing adjacencies to the street, houses directly across the street, and the houses on other property lines.
12. The Board cannot support the project moving further until this information is reviewed.

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

(4:20PM) NEW ITEM: CONCEPT REVIEW

3. 929 E CANON PERDIDO ST

Assessor's Parcel Number: 029-315-010
 Zone: R-2
 Application Number: PLN2019-00161
 Owner: John Rodriguez
 Applicant: Dale Pekarek

(Proposal for a 799 square foot two-story accessory dwelling unit located in the front yard of an existing 1,193 square foot single-unit residence with a 238 square foot attached one-car garage. The proposed total of 1,589 square feet of development on an existing 5,000 square foot lot is 92% 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: 5:00 p.m.

Present: Dale Pekarek, Applicant

Public comment opened at 5:07 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Board gives the project positive comments.
2. Provide a landscape plan and an irrigation plan.
3. The S-tile roof is compatible, as it is the same as the existing structure.
4. The structure being within the 20 foot setback is acceptable.
5. The design of the project is compatible with the existing house.
6. The Board would be supportive of Project Design Approval.

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

*** MEETING ADJOURNED AT 5:21 P.M. ***