



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JULY 22, 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 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha (at 3:09 p.m.), and Ziegler
Members absent: Richards
Staff present: Monson and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **July 8, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 15, 2019**, as reviewed by Board Members James and Moticha.

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

Motion: Ratify the Consent Calendar of **July 22, 2019**, as reviewed by Board Members James and Moticha.

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

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

1. Ms. Monson announced that 1631 Shoreline Drive has been appealed by the Applicant and will be heard at City Council.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. 407 LA MARINA DR

Assessor's Parcel Number: 035-211-023

Zone: RS-7.5

Application Number: PLN2019-00287

Owner: Richard Family Revocable Trust

Applicant: Dennis Thompson

(Proposal for 768 square feet of additions at the first floor and a new 782 square foot second floor to an existing 1,180 square foot one-story single-unit residence with an attached, 405 square foot, two-car garage. Project includes an interior remodel, landscape improvements, a new driveway, and exterior alterations. The proposed total of 3,135 square feet of development on a 10,019 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 3:07 p.m.

Present: Dennis Thompson, Applicant, and Derek Richard, Owner

Public comment opened at 3:11 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Provide a lighting plan.
2. Show proposed landscaping.
3. Provide a site section showing the relationship between the northerly neighbor's height elevation and the proposed project.
4. Show driveway materials or materials of any hard surfaces.
5. Provide a color board.
6. Provide a section showing that the second floor deck does not pose privacy issues to the southerly neighbor.

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

*** THE BOARD RECESSED FROM 3:23 TO 3:26 P.M. ***

(3:40PM) NEW ITEM: CONCEPT REVIEW

- 2. 565 ARROYO AVE**
Assessor's Parcel Number: 035-253-023
Zone: RS-15
Application Number: PLN2019-00319
Owner: Clay B. Lovejoy
Applicant: Tarn Shea

(Proposal for 141 square feet of additions on the first floor and a new 497 square foot second floor to an existing 1,041 square foot, one-story, single-unit residence, with a 280 square foot detached Accessory Dwelling Unit, 82 square feet of storage space, and two uncovered parking spaces. Project includes an interior remodel and a new 115 square foot deck on the second story. The proposed total of 2,041 square feet on a 7,840 square foot lot in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped findings.

Actual time: 3:27 p.m.

Present: Tarn Shea, Applicant; and Clay B. Lovejoy, Owner

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Consider locating the deck further from the west property line to adhere to the 15 foot guideline.
2. Provide an elevation with a more accurate rendering of the proposed gable and hip roofing.
3. Explore aesthetic options for the window on the second floor north elevation on Sheet A-3.1.
4. Explore design options for the cantilevered roof over the second story deck.
5. Restudy options for the southeast corner of the first floor roof and provide a more accurate rendering of the proposed design.
6. Consider a different material for the fireplace chimney cap.
7. Reduce second floor plate height to 8 feet.
8. Provide building sections showing the relationship between the proposed project and the westerly neighbors.
9. Show exterior light fixtures.
10. Show correct materials in future renderings of proposed project.

Action: Moticha/Miller, 6/0/0. (Richards absent.) Motion carried.

(4:10PM) NEW ITEM: CONCEPT REVIEW

- 3. 775 CALABRIA DR**
Assessor's Parcel Number: 049-292-012
Zone: RS-10
Application Number: PLN2019-00311
Owner: Karim Kaderali
Applicant: Amy Von Protz

(Proposal for a 583 square foot addition on the first floor and a 331 square foot addition on the second floor to an existing 2,024 square foot, single-unit residence, with a 429 square foot, detached, two-car garage. Project includes an interior remodel. The proposed total of 3,367 square feet of development on a 23,783 square foot lot is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings.

Actual time: 4:00 p.m.

Present: Amy Von Protz, Applicant; and Monica Kaderali, Owner

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Show where the adjacent homes are located either through a survey or Google Earth photographs in relationship to the finished floor elevations of the project.
2. Provide photographs around the entire house.
3. Provide photographs showing what is visible from the project's proposed second floor in order to understand where vegetation is located.
4. Show furniture layout for the main rooms so that the desired locations for windows and doors can be understood.
5. Denote on Sheet A2 and Sheet A3 the floor to floor and ceiling heights for both the existing space and new additions
6. Reconsider and study further the main entry's front door. Consider emphasizing the door and adding more architectural character.
7. Show sections showing configuration of the pergola and its relationship to the interior floor plan and the exterior entryway. Label plate heights in that area.
8. Consider additional use of the horizontal wood siding, which occurs on the existing home, and incorporate it into the new additions and materials that are part of the existing home.
9. Consider gable end solutions for the roof rather than the hip roofs.
10. On Sheet A3's south elevation, restudy the proportions of the first and second floor in relationship to the proposed deck. Consider not extending the proposed deck to the edge.
11. Restudy relationship of the window fenestrations, given existing window locations and new window locations, particularly because there are existing divided light windows.
12. Study the locations, proportions, and relationships of windows in relation to the window in Bedroom 3.

13. Show which windows are operable or fixed, particularly on the east elevation of the new addition.
 14. Show where new landscaping will occur versus existing landscaping in relation to the proposed additions.
 15. Show exterior lighting locations and what types will be used.
 16. Provide proposed color palette.
 17. Restudy proportions and possible changes in plate heights.
- Action: Sweeney/Ferrell, 6/0/0. (Richards absent.) Motion carried.

*** THE BOARD RECESSED FROM 4:40 TO 4:43 P.M. ***

(4:35PM) NEW ITEM: CONCEPT REVIEW

4. 2820 CLINTON TERRACE

Assessor's Parcel Number: 051-274-014
Zone: RS-7.5/USS
Application Number: PLN2019-00335
Owner: James and Britt-Marie Eyen Living Trust
Applicant: Tom Ochsner

(Proposal for a 234 square foot remodel to an existing, 1,642 square foot, single-unit residence with a 348 square foot, attached two-car garage. Proposal includes relocating interior stairs, new exterior windows, demolishing existing trellis, and constructing a new deck and exterior staircase. Project also includes a new covered porch and trellis above the garage. The existing total of 1,990 square feet of development on an 8,712 square foot lot is 59% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighbor Preservation findings.

Item postponed indefinitely due to the applicant's absence.

*** MEETING ADJOURNED AT 4:47 P.M. ***