



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES SEPTEMBER 30, 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 (until 5:56 p.m.), Ferrell, James, Moticha, and Ziegler
Members absent: Richards
Staff present: Unzueta (until 4:30 p.m.), Monson, Ternovskaya, and John Doimas, Assistant City Attorney (until 4:39 p.m.)

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **September 3, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 9, 2019**, as reviewed by Board Members Moticha and James.

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

Motion: Ratify the Consent Calendar of **September 16, 2019**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **September 23, 2019**, as reviewed by Board Members Moticha and James.

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

Motion: Ratify the Consent Calendar of **September 30, 2019**, as reviewed by Board Members Moticha and James.

Action: Ziegler/Moticha, 6/0/0. (Richards absent.) 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 of 1201 Del Oro Road will be heard by City Council on October 8, 2019. Chair Sweeney will represent the Board at the City Council hearing.
- b. The next Consent Calendar rotation will occur next Monday, October 7, 2019. The new Consent Reviewer representatives are Chair Sweeney and Board Member Richards.
- c. Item 1, 231 Loyola Drive is postponed two weeks at the applicant's request.
- d. Item 4, 981 Coyote Road is postponed two weeks at the applicant's request.
- e. Item 10, 1512 Hillcrest Road is postponed two weeks at the applicant's request.
- f. John Doimas, Assistant City Attorney and Ellen Kokinda, Administrative Analyst II will be present during Item 2, 365 El Cielito Road.
- g. Kathleen Kennedy, Project Planner, will be present during Item 3, 691 N. Hope Avenue.

2. Ms. Unzueta announced the following:

- a. As of Tuesday, October 1, 2019, all project applicants must provide an electronic copy of their plans either as a .pdf attachment to an e-mail or submitted on a portable electronic storage device (such as a CD or similar device). The electronic plans will be available to view on the City's website at the same time the agenda is available online. The new submittal requirements apply to the following review bodies: Architectural Board of Review, Historic Landmarks Commission, Single Family Design Board, Planning Commission, and Staff Hearing Officer.

E. Subcommittee Reports:

No subcommittee reports.

F. The American Institute of Architects Santa Barbara announced their 11th annual ArchitectTours event, October 5, 2019. The Theme is "The Art of Architecture" This year's tour will celebrate the intersection of art and architecture and will explore nine exceptional projects illustrating the diversity of Art and Architecture from Montecito to Goleta.

(3:19PM) NEW ITEM: CONCEPT REVIEW**1. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003
Zone: E-3/SD-3
Application Number: PLN2019-00422
Owner: Kato Family Trust
Danny and Myla Kato, Trustees
Applicant: Jim Davis

(Proposal for a new 576 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to a Junior Accessory Dwelling Unit (JADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,664 square feet of development on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 80% of the maximum allowable floor-to-lot area ratio (FAR).)

Item postponed two weeks at the applicant's request.

(3:20PM) REVIEW AFTER FINAL APPROVAL**2. 365 EL CIELITO RD**

Assessor's Parcel Number: 021-082-005
Zone: RS-1A
Application Number: PLN2018-00432
Applicant: Xorin Balbes, Owner

(Proposal for revisions to a previously approved project. Approved project was a proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project included 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 was requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project addresses violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Revisions to approved project include site improvements, permitting the as-built metal fencing and low wall configuration on Cielito Lane, and a new hedge.)

No final appealable action will be taken at this meeting. Review After Final is requested for revisions to the site wall and pool fencing. Project requires Minor Zoning Exceptions to allow the fence height to exceed the maximum allowed height of 3'-6" within 10'-0" of the front setback, and to allow a trash enclosure to be located in the secondary 35'-0" front yard setback. Project requires review from the Staff Hearing Officer for a Front Yard Modification to allow accessory structures (pool equipment shed and a chicken coop) located within the front yard, and a Front Setback Modification to allow a second driveway and uncovered parking located within the front (secondary) setback off of Cielito Lane. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on August 19, 2019.

RECUSAL: To avoid any actual or perceived bias toward the project, Board Member Sweeney recused himself from hearing this item.

Actual time: 3:27 p.m.

Present: Xorin Balbes, Applicant; David Fainer, Attorney representing the Owner, Fainer Law; and Ellen Kokinda, Administrative Analyst II, City of Santa Barbara

Staff Comments: Ms. Kokinda clarified that the project requires comments from the Board regarding the Front Setback Modification to allow parking in the driveway at Cielito Lane, and the Front Yard Modification for the location of the pool shed equipment and the chicken coop. The project will require review by the Staff Hearing Officer regarding these modifications. Further, the Board may provide comments regarding the Minor Zoning Exception for the fence and the trash enclosure.

Public comment opened at 3:38 p.m.

The following individuals spoke:

1. Kenneth Rosenzweig, opposed.
2. Robert McMeeking, opposed.
3. Bruna Trip, opposed.
4. Dale Aazam
5. Norah McMeeking
6. Penny Cate, opposed.

Written correspondence from Kenneth Rosenzweig on the behalf of Robert and Norah McMeeking was acknowledged.

Public comment closed at 3:50 p.m.

Motion: Continue indefinitely to the Staff Hearing Officer with comments:

1. The Board finds the modification appropriate to allow the pool equipment to remain in the same location as the location shown on the plans previously approved on February 19, 2019.
2. The Board finds the modification to allow the chicken coop to remain in the same location as it was shown on the plans previously approved on February 19, 2019.
3. With the knowledge that Transportation Staff will be involved with checking the slope and grading calculations, the Board is supportive of the new driveway parking area.
4. The Board is not supportive of the fencing in its current location. The Board is also not supportive of the proposal to move the fencing in 3 feet and to plant a hedge in between.
5. The Board strongly feels that the remnants of the first retaining wall should be completely removed.

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

(3:50PM) NEW ITEM: CONCEPT REVIEW**3. 691 N HOPE AVE**

Assessor's Parcel Number: 057-113-007
Zone: COUNTY
Application Number: PLN2018-00345
Owner: Wenli Yau
Applicant: RRM Design Group, Engineer

(Proposal for a new six-lot subdivision for a future single-family residential development on a two-acre lot in the County of Santa Barbara. Project includes demolition of one existing single-unit residence, construction of a new public road, utility and infrastructure improvements, and 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed.)

No final appealable action will be taken at this hearing. Project requires approval by the Planning Commission of the Street Frontage Modification and Tentative Subdivision Map, and approval by the City Council for Annexation of the two-acre lot from the County of Santa Barbara to the City of Santa Barbara, a General Plan Amendment, and a Zoning Map Amendment. Neighborhood Preservation and Grading findings are required.

Actual time: 4:29 p.m.

Present: Anthony Tomasello, Senior Planner, RRM Design Group; Mike Hamilton, Civil Engineer, RRM Design Group; and Allison DeBusk, Senior Planner, City of Santa Barbara

Staff comments:

Ms. DeBusk clarified the Single Family Design Guidelines regarding lot subdivisions, and requested comments regarding whether the project is supportable in aspects such as site design, grading, site drainage and site utilities. She stated that the project is tentatively scheduled for Planning Commission on October 17th, 2019.

Public comment opened at 4:43 p.m.

The following individuals spoke:

1. Matthew Scribner
2. Daniel C. Shea
3. Joan Sullivan

Written correspondence from Bryan and Nicki Costa, David McCadden, Matthew Scribner, Polly Martony was acknowledged.

Public comment closed at 4:51 p.m.

Motion: Continue indefinitely to Planning Commission with comments:

1. The applicant's demonstration of the plan is appreciated.
2. The Board has concerns about the runoff created by the different influences on the site.
3. Provide a site section showing how the grading of the lot will be related to the surrounding properties.
4. The public safety concern is apparent with neighbors showing concern about the storm water runoff. Consider retention or detention of water on the site.
5. Show the progress of the project in terms of coordination with different agencies regarding flood control.
6. Applicant to return with a Google map photograph of the surrounding area without the filter.
7. The idea of having two adjacent streets next to each other is concerning, and Transportation Staff should address the public safety concerns regarding traffic near Monte Vista School.

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

(4:20PM) NEW ITEM: CONCEPT REVIEW**4. 981 COYOTE RD**

Assessor's Parcel Number: 021-061-006
Zone: RS-1A
Application Number: PLN2019-00415
Owner: Diana Daniel Living Trust
Diana Ferrari, Trustee
Applicant: Jeff Shelton

(Proposal for a new 1,122 square foot, two-story, single-unit residence, with an attached 436 square foot, two-car garage. Project includes a new permeable patio and steel pergola. The proposed total of 1,558 square feet of development on a 42,780 square foot lot located in the Hillside Design District is 32% 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 Lot findings.

Item postponed two weeks at the applicant's request.

(4:45PM) NEW ITEM: CONCEPT REVIEW**5. 19 ST. ANN DR**

Assessor's Parcel Number: 041-175-023
Zone: RS-15
Application Number: PLN2019-00158
Owner: Jayne Wamsley and Raffaele Petti Living Trust
Raffaele Petti, Trustee
Applicant: Anthony Petti

(Proposal to convert an existing 474 square foot, detached, two-car garage into a new two-story 948 square foot accessory dwelling unit. Project includes a new raised wood deck. The proposed total of 2,738 square feet of development on 11,326 square foot lot in the Hillside Design District is 70% of the maximum allowed 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 a Front Setback Modification. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 5:30 p.m.

Present: Howard Wittausch, Architect; and Anthony Petti, Applicant

Public comment opened at 5:44 p.m.

The following individuals spoke:

1. Lance McBride

Public comment closed at 5:46 p.m.

Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:

1. The Board is supportive of the Front Yard Modification for the Accessory Dwelling Unit (ADU).
2. The Board recommends lowering the second story plate heights from 9 feet to 8 feet high.

Action: Ferrell/James, 5/1/0. (Sweeney opposed. Richards absent.) Motion carried.

*** THE BOARD RECESSED FROM 5:56 TO 6:08 P.M. ***

(5:10PM) NEW ITEM: CONCEPT REVIEW

6. 429 E MICHELTORENA ST
Assessor's Parcel Number: 027-252-029
Zone: R-M
Application Number: PLN2019-00387
Owner: Kojian Miran Haig
Applicant: Rejanne Leao

(Proposal for additions and alterations to an existing one-story 807 square foot single residential unit. An existing one-car garage is provided off-site (APN027-252-018). Project includes an interior remodel, converting the existing enclosed front porch into 90 square feet of habitable space, relocating the water heater, a 4 square foot bathroom addition, and replacement and alteration of existing windows. The proposed total of 901 square feet of development on a 2,310 square foot lot is 41% of guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project is requesting a Minor Zoning Exception to allow window alterations located within the required interior setbacks. Review from the Staff Hearing Officer is requested to allow the addition to encroach into the required interior setback. Project requires Neighborhood Preservation findings.

Actual time: 6:08 p.m.

Present: James Cunningham, General Contractor; and Misael Contreras, Engineer

Public comment opened at 6:16 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:

1. The Board finds the overall aesthetics of the design appropriate.
2. The change in windows at the northeast elevation and southwest elevation is acceptable.
3. The Board finds it acceptable to convert the space previously occupied by the water heater to habitable space.
4. The encroachment into the interior setback is acceptable.
5. The Minor Zoning Exception is acceptable.
6. The water heater should be framed with a wood enclosure to match the existing wood siding and color of the house.
7. Provide a scale on the site plan.
8. Provide details of the pop-out window on Sheet 4.

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

(5:35PM) PROJECT DESIGN APPROVAL

7. 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 583 square feet of additions on the first floor and a new 331 square foot addition on the second floor of an existing, one-story, 2,024 square foot single-unit residence with a detached 429 square foot two-car garage. Project includes an interior remodel and new upper level deck. 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).)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed July 22, 2019.

Actual time: 6:28 p.m.

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

Public comment opened at 6:37 p.m.

The following individuals spoke:

1. Sharon Butcher

Public comment closed at 6:39 p.m.

Motion: Project Design Approval continue indefinitely to Consent with comments:

1. 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 the following comments:
 - a. The Board appreciates the proposed changes to make the project compatible with the neighborhood and to make it a nice looking home. There a lot of two story homes and vegetation in the neighborhood and the project will fit in well.
 - b. The combination of stucco and siding shows that quality materials are used.
 - c. The project follows Good Neighbor Guidelines and the story poles are appreciated.
 - d. Public views are not obstructed by the project.
2. The Board makes the finding that the Hillside Design District and Sloped Lot Findings criteria have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the following comments:
 - a. The natural topography of the site is protected.
 - b. The grading is not impacting the neighborhood.

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

The ten-day appeal period was announced.

(6:05PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

8. 407 LA MARINA DR

Assessor's Parcel Number: 035-211-023
 Zone: RS-7.5
 Application Number: PLN2019-00287
 Owner: Richard Family Revocable Trust
 Carin and Gareth Richard, Trustee
 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.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on July 22, 2019.

Actual time: 6:58 p.m.

Present: Stephen Diaz, Thompson Naylor Architects; Gareth Richard, Applicant

Staff Comments: Ms. Monson clarified that the project requires a Tier 3 Storm Water Management plan in order to receive Final Approval. She recommended that the Board include construction-related Conditions of Approval for the tree removals in the front setback.

Public comment opened at 7:06 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with return to Consent with comments:

1. Return with final details.
2. Return with a Tier 3 Storm Water Management plan.
3. The Owner shall submit the following, or evidence of completion of the following, for review by the Parks and Recreation Department prior to the issuance of any permit for the project.
 - a. Apply for a Parks and Recreation permit to be approved the by the Urban Forest Superintendent.
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 the following comments:
 - a. The project fits in with the character of the neighborhood.
 - b. The project has consistency in appearance to the surrounding area.
 - c. The project uses quality architecture materials. The siding is very quaint and fits in with the neighborhood.
 - d. The Board finds the removal of the palms acceptable.
 - e. The project follows the Good Neighbor Guidelines.

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

(7:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

9. 335 ALSTON RD

Assessor's Parcel Number: 015-100-016
Zone: RS-25
Application Number: PLN2019-00388
Owner: Geoffrey W. and Margaret Marks Living Trust
Geoffrey Marks, Trustee
Applicant: Action Roofing

(Proposal to remove existing brown calshake shingles and replace with new dark bronze standing seam metal roof on an existing 1,918 square foot one-story residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on September 3, 2019.

Actual time: 7:14 p.m.

Present: Sharon Fritz, Operation Manager, Action Roofing; and Brian Bannister, Sheet Metal Manager, Action Roofing

Public comment opened at 7:20 p.m., and as no one wished to speak, it closed.

Motion: Deny the proposal with comments:

1. The standing seam metal roof is not consistent with the neighborhood, as defined by Alston Road, Eucalyptus Hill Road, Cima Linda Lane, and Woodland Drive.
2. The Board would appreciate an alternative material to a standing seam metal roof.

Action: James/Ferrell, 3/2/0. (Ziegler and Moticha opposed. Miller and Richards absent.) Motion carried.

(7:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

10. 1512 HILLCREST RD

Assessor's Parcel Number: 019-032-014
Zone: RS-1A
Application Number: PLN2019-00397
Owner: Matthias Pippig
Applicant: Ryan Hession

(Proposal to remove existing shingle roof and replace with new standing seam metal roof on an existing 2,020 square foot single-unit residence located in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed September 3, 2019.

Item postponed two weeks at the applicant's request.

*** MEETING ADJOURNED AT 7:30 P.M. ***