



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES OCTOBER 14, 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 (3:28 – 3:52 p.m.), Moticha, Richards, and Ziegler
Members absent: None
Staff present: Unzueta (until 3:43 p.m.), 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 **September 30, 2019**, as submitted.

Action: James/Moticha, 7/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 7, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: Ferrell/Ziegler, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **October 14, 2019**, as reviewed by Board Members Sweeney and Richards.

Action: Miller/Ziegler, 7/0/0. 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 has been filed for 335 Alston Rd. The date of the hearing is to be determined.
- b. The appeal of 1201 Del Oro was denied by City Council on October 8, 2019.

2. Board Member Sweeney distributed a copy of a chapter from the Single Family Design Board Ordinance to the Board. He stated that Board members may request a discussion item regarding Neighborhood Compatibility to be placed on the agenda.

3. Board member James announced that she will be recusing herself from hearing Item 2, 231 Loyola Dr.

E. Subcommittee Reports:

No subcommittee reports.

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

1. 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.

Actual time: 3:15 p.m.

Present: Matthias Pippig, Owner; Ryan, Hession, Applicant

Public comment opened at 3:21 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The Board appreciates the plot map, the details of eaves, rake, and ridge conditions. Cut sheets, colors, and details of the standing seam construction are appreciated.
2. 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 is consistent with the scenic character of the City.
 - b. In this particular neighborhood, the project is not visible from the City. The neighborhood consists of mixed architectural styles, and therefore the project is appropriate.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
3. 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 comment that the natural topography of the site is protected.

Action: James/Ferrell, 7/0/0. Motion carried.

(3:35PM) NEW ITEM: CONCEPT REVIEW**2. 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 an Accessory Dwelling Unit (ADU), 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).)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member James recused herself from hearing this item due to family affiliations with the project.

Actual time: 3:28 p.m.

Present: Jim Davis, Applicant

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

Written correspondence from Greg Leach was acknowledged.

Motion: Continue indefinitely with comments:

1. The Board appreciates the style of the new addition. It blends harmoniously with existing style of architecture.
2. The size, bulk, and scale is appropriate for the new addition.
3. Applicant to return with a conceptual landscape plan identifying where any trees will be removed or added.
4. Provide clear detailing of the added trellis in the back at the covered patio area.
5. Provide detailing for the new windows.
6. Show the proposed roofing material and roof plan.
7. Provide proposed lighting.
8. Provide proposed colors.

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

*** THE BOARD RECESSED FROM 3:43 TO 3:51 P.M. ***

(4:05PM) NEW ITEM: CONCEPT REVIEW**3. 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.

Actual time: 3:51 p.m.

Present: Jeff Shelton, Applicant; Diana Ferrari, Owner; and Daniel Lower, Owner

Public comment opened at 3:56 p.m.

The following individuals spoke:

1. Clifford R. Leyva

Public comment closed at 3:58 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. Show siding details.
2. Show exterior lighting, downspouts, and gutters.
3. Provide a Storm Water Management plan for appropriate tier level.
4. Provide an approach to fire prevention onsite.

Action: Moticha/Miller, 7/0/0. Motion carried.

*** THE BOARD RECESSED FROM 4:15 TO 4:21 P.M. ***

(4:35PM) NEW ITEM: CONCEPT REVIEW

4. 25 ST FRANCIS WAY

Assessor's Parcel Number: 053-141-010
Zone: RS-10/USS
Application Number: PLN2019-00440
Owner: Halb Properties, LLC
Applicant: Scott Branch

(Proposal to construct a new detached one-car garage on a lot with an existing 3,449 square foot single-unit residence with an attached 480 square foot two-car carport. Project includes a new flagstone walkway and alterations to existing garden walls. Project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. The proposed total of 4,887 square feet of development on a 28,247 square foot lot is 102% 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: 4:21 p.m.

Present: Scott Branch, Applicant

Public comment opened at 4:27 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Provide a conceptual landscape plan surrounding the garage to clarify whether anything is added or removed.
2. Label existing versus proposed on the plans around the trash enclosure.
3. Provide a cut sheet of lighting fixtures and their locations on the elevations.
4. Provide a color board.
5. Provide details of the garage door.
6. Clarify new and existing hardscapes.
7. Show setback lines and area through easement on the plans.

Action: Miller/Ziegler, 7/0/0. Motion carried.

*** THE BOARD RECESSED FROM 4:39 TO 4:55 P.M. ***

(5:05PM) NEW ITEM: CONCEPT REVIEW**5. 633 ISLAND VIEW DR**

Assessor's Parcel Number: 035-112-002
Zone: RS-15
Application Number: PLN2019-00443
Owner: Continental Store Equipment Company, Inc
Applicant: Kitts McCabe

(Proposal for 344 square feet of additions to the first floor and a new 785 square foot second story on an existing 1,415 square foot single-unit residence with an attached two-car garage. The project includes remodeling the existing 419 square foot two-car garage and including a 204 square foot addition, and a new 154 square foot second story deck. The proposed total of 3,150 square feet of development on a 10,091 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 4:55 p.m.

Present: Chris Cottrell, Applicant; and Rob Hunter, Owner

Public comment opened at 5:02 p.m., and as no one wished to speak, it closed.

Written correspondence from Amy Buehler & Jesse Lanzon was acknowledged.

Motion: Continue indefinitely with comments:

1. Provide a streetscape of at least two neighboring houses on each side.
2. Show any trees that will be added or removed as a result of the remodel.
3. Show the landscaping in the front, including new hardscape.
4. Show color details, front door details, fireplace details, and fireplace cap details.
5. Show roof venting.
6. Show downspouts and gutters.
7. Study a way to break up the massing, especially on the north elevation.
8. Restudy the plate heights.
9. Provide a section through the main part of the house, including the deck, the new addition, and what is existing.

Action: Ferrell/James, 7/0/0. Motion carried.

(5:35PM) PROJECT DESIGN APPROVAL**6. 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
James and Britt-Marie Eyen, Trustees
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 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).)

Project Design Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on August 19, 2019.

Actual time: 5:28 p.m.

Present: Tom Ochsner, Applicant

Public comment opened at 5:35 p.m., and as no one wished to speak, it closed.

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

1. The reconfiguration of the stairway detail is appreciated.
2. Applicant to return with lighting indicated on the plans.
3. 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 is consistent with the character of the neighborhood. The color scheme is conducive to the neighborhood with the fact that the neighboring house also has a grey and white composition. The roofing material and roofing shape is conducive to the other homes in the immediate neighborhood.
 - b. The project uses quality architecture and materials.
 - c. The project follows Good Neighbor guidelines.
4. The Board defines the neighbored as the area of Las Positas, De La Vina Street, Samarkand Road, and Vernon Road.

Action: James/Ferrell, 7/0/0. Motion carried.

(6:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**7. 635 CASTILLO ST**

Assessor's Parcel Number: 037-111-006
Zone: R-MH
Application Number: PLN2019-00131
Owner: John D. and Edith J. Kay Family Trust
John and Edith Kay, Trustees
Applicant: Lori Kari

(Proposal for a 34 square foot addition to an existing 768 square foot, one-story, single-unit residence. The proposal includes a wood framed trash enclosure, replacement of doors and windows, and additional site improvements. The proposed project will abate violations in Enforcement Case ENF2018-0092. The proposed total of 802 square feet on a 3,133 square foot lot is 37% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on May 13, 2019.

Actual time: 5:43 p.m.

Present: Lori Kari, Applicant; and John Kay, Owner

Staff Comments: Ms. Monson stated that the project requires Minor Zoning Exception findings.

Public comment opened at 5:53 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The use of drought tolerant plants are appreciated.
2. The Board finds that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
 - b. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.
3. 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 is consistent with the character of the City.
 - b. The project uses quality architecture and materials.
 - c. The project follows Good Neighbor guidelines.
 - d. The health and welfare of the public is not impacted.

Action: Ferrell/Ziegler, 7/0/0. Motion carried.

*** MEETING ADJOURNED AT 6:00 P.M. ***