



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES JANUARY 6, 2020

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 3:05 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha, and Richards
Members absent: Ziegler
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 **December 9, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

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

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

Motion: Ratify the Consent Calendar of **January 6, 2020**, as reviewed by Board Members Sweeney and James.

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

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

1. Ms. Monson announced that the election of officers will occur on January 21, 2020. The next Consent Calendar representatives are Vice Chair Miller and Board member James.

2. Chair Sweeney announced that the appeal of 335 Alston Rd. was approved by City Council.

E. Subcommittee Reports:

Board Member Miller reported on the Design Excellence Awards sub-committee. A list will be compiled for projects that may potentially receive recognition and site visits will be conducted to determine the projects that will receive awards.

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

1. 937 CIMA LINDA LN

Assessor's Parcel Number: 015-202-009

Zone: RS-25

Application Number: PLN2019-00572

Owner: Arlene Montesano Trust

Arlene Montesano, Trustee

Applicant: Jesiy Brown

(Proposal for a glass railing along the terrace and window height increases to a proposed 1,079 square foot Accessory Dwelling Unit (ADU). Proposed ADU is under a separate building permit. Project is located on a lot with an existing 8,392 square foot single-unit residence 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 December 16, 2019.

Actual time: 3:19 p.m.

Present: Paul Rubison, Senior Project Manager, Appleton Partners LLP; and Jesiy Brown, Applicant

Public comment opened at 3:24 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with the condition that the proposed glass railing shall include wrought iron bracket detailing to make the glass-railing blend in with the design.

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

(3:35PM) AFTER FINAL APPROVAL

- 2. 1724 LA CORONILLA DR**
Assessor's Parcel Number: 035-081-006
Zone: RS-15
Application Number: PLN2018-00606
Owner: Nancy E. Heffron Living Trust
Nancy E. Heffron, Trustee
Applicant: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to remove the existing cement shake roof and replace with a non-reflective standing-seam metal roof. Project was last reviewed on March 4, 2019.

Actual time: 3:31 p.m.

Present: Brett Ettinger, Ferguson Ettinger Architects, Applicant

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. The proposed non-reflective standing seam metal roof is acceptable in the color indicated, Old Sink Grey, with one inch seams and a six inch ridge.
2. The neighborhood is defined as the same area previously defined on March 4, 2019.

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

(4:00PM) NEW ITEM: CONCEPT REVIEW

- 3. 3070 SEA CLIFF**
Assessor's Parcel Number: 047-091-017
Zone: A-1/SD-3
Application Number: PLN2019-00596
Owner: Chris and Tracy Feno
Applicant: Kristin Stoyanova

(Proposal for a remodel and additions to an existing 2,196 square foot single-unit residence in the Hillside Design District. Project includes a new detached 563 square foot two-car garage, 57 square feet of additions to the main residence, 209 square feet of storage space, and a 110 square foot sauna. Site improvements include landscaping, hardscaping, and new pool and spa. The proposed total of 3,322 square feet of development on a 47,466 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 66% 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: 3:46 p.m.

Present: David Weber, Applicant; and Kristin Stoyanova, Applicant

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

Motion: Continue indefinitely with comments:

1. The style of the house, in terms of how the project has maintained its original character, is appreciated.
2. The standing seam metal roof on the garage addition is acceptable, given that the standing seam roof shall be no greater than 1 inch.
3. A non-glare material for the standing seam roof is recommended.
4. Provide samples of the roof material.
5. Provide a more detailed landscape plan that calls-out hardscapes.
6. Provide a Tier 3 Storm Water Management plan.
7. Clarify the garage door material.
8. Show light fixtures.

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

(4:25PM) NEW ITEM: CONCEPT REVIEW

4. 736 CALIFORNIA ST

Assessor's Parcel Number: 029-041-001
 Zone: R-2
 Application Number: PLN2019-00615
 Owner: Jorg & Jennifer L. Heinemann Revocable Trust
 Jorg Heinemann, Trustee
 Applicant: Ken Windward

(Proposal for a new 738 square foot deck and covered patio area to be constructed at the second floor of an existing two-story 3,105 square foot single-unit residence. Project is located on a lot in the Hillside Design District.)

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

Actual time: 4:11 p.m.

Present: Aurelly Arroyo, Windward Design Engineering; and Misael Contreras, Agent, Windward Design Engineering

Public comment opened at 4:20 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The heaviness of the design of the project is acceptable.
2. Consider scaling down the terrace.
3. Study the landscaping on the ground level underneath the addition. Match stone sizes and placement to what is existing.
4. The Board recognizes that the proposed deck is outside the 15-foot setback guideline.
5. Show exterior lighting.

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

(4:50PM) NEW ITEM: CONCEPT REVIEW**5. 414 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-014

Zone: A-1/SD-3

Application Number: PLN2019-00594

Owner: Kessler Revocable Trust

Sharon Hall and Todd Ellis Kessler, Trustees

Applicant: Michael Holliday

(Proposal for a remodel and additions to an existing 4,509 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes demolition of existing 1,153 square foot garage to construct a new 878 square foot detached two-car garage, pool equipment, and storage area. Proposal also includes 293 square feet of additions, a new outdoor pool, raised wood decks, relocation of the existing driveways, and landscape improvements. The proposed total of 5,680 square feet of development on a 51,574 square foot lot in the Hillside Design District is 112% 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: 4:41 p.m.

Present: Michael Holliday, Applicant, DMHA; Wade Mously, Project Manager; and Courtney Miller, Landscape Architect, CJM::LA

Public comment opened at 5:03 p.m.

The following individuals spoke:

1. Paul Astbury, opposed.
2. Jeff Young, in support.
3. Lori Rafferty
4. Jana Young
5. Timothy Collins

Public comment closed at 5:18 p.m.

Motion: Continue indefinitely with comments:

1. The removal of the existing garage building from the setback is an improvement.
2. The vernacular of the architecture, the addition of dormers, and the use of weathered wood for the garage is appreciated.
3. The reduction from a three-car garage to a two-car garage is appreciated.
4. The standing seam metal roof is appropriate for the Yankee Farm neighborhood.
5. Provide a Tier 3 Storm Water Management plan.
6. Consider providing additional parking.
7. Discuss parking during construction with Public Works and the Building Department and whether a staging area on site can be provided.
8. Show lighting.
9. The efforts of the applicant to work with neighbors is appreciated.
10. The FAR of 94% is acceptable.

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

(5:15PM) NEW ITEM: CONCEPT REVIEW**6. 506 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-025
Zone: A-1/SD-3
Application Number: PLN2019-00620
Owner: Stanley Drive Holdings LLC
Applicant: Pacific Arc Inc. Architects

(Proposal to demolish the existing residence and construct a new 4,032 square foot single-unit residence with an attached 750 square foot two-car garage located on a lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal also includes a new pool and spa, pool deck, site walls, paving and hardscape, and two uncovered parking spaces. The proposed total of 4,782 square feet of development, located on a 38,490 square foot lot in the Hillside Design District is 98% 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: 5:44 p.m.

Present: Bill Wolf, Pacific Arc Inc. Architects, Applicant

Public comment opened at 5:58 p.m.

The following individuals spoke:

1. Paul Astbury, opposed.
2. Jeff Young, in support
3. Jana Young
4. Lori Rafferty

Written correspondence from Robert Niehauser was acknowledged.

Public comment closed at 6:05 p.m.

Motion: Continue indefinitely with comments:

1. Provide a detailed conceptual landscape plan, taking into account the existing vegetation.
2. The landscape plan should indicate major trees or other specimens to be retained, and indicate which shall be removed.
3. Provide photographs of adjacent landscaping on east, south, and north sides of the property.
4. Indicate existing fencing to be retained or any new fencing proposed.
5. Show locations of new driveways as they leave the site across the road right-of-way. Show any indication of how the road right-of-way between the edge of paving and Yankee Farm Road and the right-of-way line are treated.
6. Provide clear indication on the amount of soil to be removed and retained on site, and if any soil is to leave the site.
7. The project description shall be edited to have the appropriate square footage and FAR identified.
8. The Board has recognized the location of the Accessory Dwelling Unit (ADU) and the Board's limitation on its review.
9. The Board is aware of the proposed side elevation on Sheet A1.3, and it does not have major impact on the view corridor or adjacent neighbors.
10. Applicant to return with a conceptual color palette and materials, particularly roof materials. Also, provide layout of the pattern of the proposed stone elevations.

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

(5:40PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

7. 435 E VALERIO ST

Assessor's Parcel Number: 027-123-008
Zone: R-2
Application Number: PLN2019-00248
Owner: Peter L. Baay
Applicant: Serena McClintick

(Proposal to remodel the existing covered front entry of an existing 2,530 square foot single-unit residence with a detached 460 square foot two-car garage. Project also includes cantilevered trellises, and associated landscape and hardscape improvements.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 24, 2019.

Actual time: 6:21 p.m.

Present: Serena McClintick, Architect, Harrison Design; Anthony Grumbine, Harrison Design; and Brooks Mikkelsen, Rob Maday Landscape Architecture

Public comment opened at 6:31 p.m.

The following individuals spoke:

1. Teddy Gasser

Public comment closed at 6:35 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. Consider moving the Air Conditioning condenser unit to another location.
2. Reconsider the design of the fireplace in terms of the stone pattern.
3. Provide an alternative solution to the glass railing.
4. The landscaping is appreciated.
5. The Board has reviewed the front porch portico cover and the trellis; they are acceptable as presented on Sheet A1.

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

*** MEETING ADJOURNED AT 6:58 P.M. ***