



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
TUESDAY, JANUARY 21, 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 3:03 p.m. by Erica Monson, Planning Technician.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha, and Richards
Members absent: Ziegler
Staff present: Monson, Ternovskaya, and Nicole Hernandez, Urban Historian (until 3:13 p.m.)

GENERAL BUSINESS

A. 2020 Election of Chair and Vice Chair:

Nominations for Chair: Miller

A vote was taken, and Board member Miller was elected as Chair.

Nominations for Vice Chair: James

A vote was taken, and Board member James was elected as Vice Chair.

B. 2020 Appointment of Consent Review Representatives and Subcommittees:

*** The item was heard out of agenda order. ***

Appointments were made to fill the following committees:

	<u>Appointed</u>	<u>Alternate</u>
Consent Calendar		
Architecture	Sweeney, Miller, Moticha	Moticha
Landscape	James, Richards	
Subcommittees		
Glare & Reflective Issues	Ziegler	Moticha, Miller
New Accessory Dwelling Units (ADUs)	Sweeney	Miller
Ad hoc Subcommittees		
Design Awards Designations	Sweeney, James, Miller	

Motion: Approve the above listed committee appointments.

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

C. Public Comment:

No public comment.

D. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **January 6, 2020**, as submitted.

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

E. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **January 13, 2020**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **January 21, 2020**, as reviewed by Board Members Miller and James.

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

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

1. Nicole Hernandez, Urban Historian announced that a training will be held for the Historic Landmarks Commission, Architectural Board of Review, and Single Family Design Board. Ms. Hernandez announced that she and Anthony Grumbine, Historic Landmarks Commission Chair, will be offering a walking tour of traditional detailing of Santa Barbara

buildings on Friday, January 31, 2020 from 2:30 to 4:30 p.m. The tour is open to all design review board members.

G. Subcommittee Reports:

Board Member Sweeney reported on the Design Awards Designations subcommittee.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. 2215 WHITE AVE

Assessor's Parcel Number: 041-252-034
Zone: RS-7.5
Application Number: PLN2019-00396
Owner: Michael C. Chan
Applicant: Jose Luis Esparza

(Proposal for a 100 square foot addition to the first floor of an existing 2,362 square foot, two-story, single-unit residence with an attached 689 square foot, two-car garage, and a 376 square foot detached workshop. Project includes landscape improvements in the front yard, a new standing-seam metal roof, new deck at entry, new plaster siding, and new garage door. The existing development is nonconforming to the maximum required Floor-to-lot Area Ratio (FAR). The proposed total of 3,527 square feet of development on an 8,780 square foot lot is 104% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires Neighborhood Preservation findings. Project was last reviewed on November 25, 2019.

Actual time: 3:16 p.m.

Present: Jose Luis Esparza, Applicant

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The rendered elevations are appreciated.
2. The applicant has resolved the issues with the two front roofs with different pitches.
3. The applicant has protected the front door opening by providing a flat roof element.
4. The proportions and locations of the second story windows and first floor addition windows are now appropriate.
5. Provide a gate design compatible with the rest of the project's design.
6. Provide a less stark color palette, and reconsider the Glacier White color.
7. Show the garage door stain on a color board.
8. The roof gravel on the flat roof element is appropriate, but also consider a single ply application in color that matches rest of the color palette.
9. Provide detailing for the flashing at the fascia of the flat roof elements.
10. Provide detailing for downspouts and gutters for the standing seam roof.
11. Provide detailing at each of the corners where the wood piece will be removed.
12. Show outdoor lighting.
13. Provide details for the little front walkway gate.

14. The proposed plant list is acceptable.
15. Group the planting specimens together.
16. Consider the color of the concrete hardscape elements.
17. The project is ready for Project Design Approval at Consent.

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

(3:40PM) NEW ITEM: CONCEPT REVIEW

2. 1208 LAS ALTURAS RD

Assessor's Parcel Number: 019-031-024
Zone: RS-1A
Application Number: PLN2019-00637
Applicant: John and Billie Vrtiak, Owners

(Proposal to construct a new 3,424 square foot two-story single-unit residence on a vacant 36,155 square foot lot, with a 588 square foot attached accessory dwelling unit, and a total of 1,134 square feet for two, two-car garages. The project is requesting a Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback. The proposed total of 3,424 square feet of development on a 36,155 square foot lot located in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio.)

No final appealable action will be taken at this hearing. A Minor Zoning Exception is requested to allow the trash enclosure to encroach into the required interior setback. Project 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 are required.

Actual time: 3:54 p.m.

Present: John Vrtiak, Owner; and Chris Gilliland, Landscape Architect

Public comment opened at 4:15 p.m., and as no one wished to speak, it closed.

Written correspondence from Nancy Lorenzon was acknowledged.

Motion: Continue indefinitely with comments:

1. The size, bulk, scale and design of the project is acceptable.
2. Provide a color board and a materials board.
3. Show outdoor lighting.
4. Show garage door material.
5. Provide definition of retaining walls, gutters and downspouts.
6. The Minor Zoning Exception to allow the trash enclosure to encroach into the required interior setback is supportable.
7. The design of the two story house is appreciated, given that the project does not appear to be two stories.
8. The applicant has followed Section 27 of the Single Family Design Board Guidelines. The project cascades down hillside without intrusive penetration to the hillside area.
9. Unless the design changes, the Board is ready to address Project Design Approval at the next meeting.

10. The Board would not be in a position to indicate the use of story poles.

11. The Board requests that the applicant and Staff indicate the areas of the ADU that the Board does not have purview over on a diagram.

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

*** MEETING ADJOURNED AT 4:49 P.M. ***