



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, August 8, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KATIE MAMULSKI, Planning Technician (absent)  
KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

**CALL TO ORDER.**

Due to a lack of quorum, the Full Board meeting was called to order at 3:47 p.m., by Chair Sweeney.

**ATTENDANCE:**

Members present: Sweeney, Miller, James, and Woolery.  
Members absent: Bernstein and Moticha.  
Staff present: Limón and Goo.

**GENERAL BUSINESS:**

A. Public Comment:

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **July 25, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 25, 2016**, as amended.  
Action: Miller/James, 4/0/0. Motion carried. (Moticha/Bernstein absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **August 1, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

Action: Miller/James, 4/0/0. Motion carried. (Moticha/Bernstein absent).

Motion: Ratify the Consent Calendar for **August 8, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

Action: Woolery/James, 4/0/0. Motion carried. (Moticha/Bernstein absent).

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

1. Mr. Limón announced that Board members Berni Bernstein and Joseph Moticha would be absent from the meeting.

E. Subcommittee Reports: No subcommittee reports.

**REVIEW AFTER FINAL**

**1. 3435 MARINA DR**

**A-1/SD-3 Zone**

**(3:20)** Assessor's Parcel Number: 047-022-005  
Application Number: MST2013-00281  
Owner: Charles Rudd  
Architect: Paul Zink

(Proposal to construct a 5,990 square foot, three-level, single-family residence, comprised of two-stories and a basement, and a 440 square foot two-car garage, located on a vacant 1.12 acre lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposal includes new site walls and gates, new site landscaping and hardscape, a new pool. 3,854 cubic yards of cut and fill grading are proposed, with 10 cubic yards to be exported off site. The proposed total of 6,430 square feet [of which 5,210 is above grade] is 103% of the guideline floor-to-lot area ratio [FAR]. The project includes Planning Commission review for a Coastal Development Permit.)

**(Review After Final is requested for the removal of living room fireplace/chimney, addition of exterior fireplace, window location changes/additions, alternate trellis detail, addition of an elevator, revised master floor plan and new skylights.)**

Actual time: 3:57 p.m.

Present: Paul Zink, Architect.

Public comment opened at 4:04 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of Review After Final with positive comments regarding the project's consistency and appearance with the style of the neighborhood, compatibility with the neighborhood, the quality of the materials is appropriate with the consistency of the architecture, and good neighbor guidelines.**

Action: Miller/James, 4/0/0. Motion carried. (Moticha/Bernstein absent).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****2. 210 LA VISTA GRANDE****E-1 Zone**

**(3:40)** Assessor's Parcel Number: 015-130-003  
Application Number: MST2015-00452  
Owner: David V. Rossi  
Applicant: John Beauchamp

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations in Zoning Information Report ZIR2014-00242.)

**(Action may be taken if sufficient information is provided.)**

Actual time: 4:05 p.m.

Present: John Beauchamp, Architect; and Lane Goodkind, Landscape Architect.

Public comment opened at 4:31 p.m.

- 1) James F. Scarfide, requested more information and story poles.
- 2) Pegeen White, submitted separate email and petition seeking more information and requesting a full set of story poles; spoke of concerns regarding large scale of the project.
- 3) Kevin White, part of petition seeking more information and requesting story poles; spoke of concerns regarding height of the proposed project, requested lowering the elevation, and changing the driveway location.
- 4) Janet Vining Mitchell, opposition (submitted email); requested story poles present plan; spoke of concerns regarding the large scale and ceiling heights.
- 5) Richard Mitchell, opposition; part of petition seeking more information and requesting story poles or mock-up scale; spoke of concerns regarding proposed large scale of the project.

Emailed correspondence in opposition were acknowledged from Janet Vining Mitchell and from Tim Wilde & Caro Creighton on behalf of Kevin & Pegeen White including a petition request for story poles.

Emailed correspondence in support were acknowledged from Melissa Christou, Janet & Bob Kates, Patricia & Jerrold Hauptman, and Virginia Ketzel. A letter from the Owner, David V. Rossi was also acknowledged.

Public comment closed at 4:40 p.m.

Chair Sweeney clarified that the Architect had previously provided story poles with an adjacent neighbor which was not at the request of the Single Family Design Board. Chair Sweeney also clarified that normally Board-requested story poles are usually in response to specific criteria requiring story poles such as unusual size, scale, bulk and height, etc., which does not apply in this application since the proposed project falls well within the calculated guideline maximum floor-to-lot area ratio (FAR) at 86% in the Hillside Design District and based on the size of the property.

**Motion:** **Project Design Approval with 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 and continued indefinitely to the Full Board with comments:**

- 1) Applicant to consider an off-white color instead of the proposed pure white color for the body of the house.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and the project follows good neighbor guidelines.

Action: Woolery/Miller, 4/0/0. Motion carried. (Moticha/Bernstein absent).

The ten-day appeal period was announced.

### **SFDB-CONCEPT REVIEW (CONT.)**

#### **3. 566 ARROYO AVE**

**E-1 Zone**

**(4:00)** Assessor's Parcel Number: 035-241-021  
 Application Number: MST2016-00233  
 Owner: Hallier Living Trust  
 Architect: Thompson Naylor

(Proposal for an addition of 636 square feet of first floor and second floor additions to an existing 1,586 square foot two-story residence. Also proposed is a 72 square foot net addition to two existing one-car garages and 14 square foot addition to lower floor workshop laundry room and convert 75 square feet of garage to workshop. The proposed total of 3,127 of square feet on a 7,926 lot in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio [FAR].)

**(Action may be taken if sufficient information is provided.)**

Actual time: 5:10 p.m.

Present: Dennis Thompson, Architect.

Public comment opened at 5:14 p.m. As no one wished to speak, public comment was closed.

**Motion:** **Project Design Approval with 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 and continued indefinitely to the Consent Review with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and follows good neighbor guidelines.
- 2) The Board requests the Applicant to be cautious about the choice of sky-light and lighting fixture.
- 3) The Board finds acceptable the adjusted 94% maximum floor-to-lot area ratio (FAR) due to 50% of the garage determined as cellar and infill, and that it doesn't impact the overall bulk and scale of the structure.

Action: James/Miller, 4/0/0. Motion carried. (Moticha/Bernstein absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1631 SHORELINE DR****E-3/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 045-173-022  
 Application Number: MST2016-00241  
 Owner: Chad Yonker

(Proposal for alterations and ~~591~~ 853 square feet of additions to a one-story single family residence, to address violations in ENF2008-00161 related to the remodel and as-built retaining walls and decks along bluff which were removed without approvals or permits. The proposed total of 2,783 square feet on a 20,100 square foot lot located in Hillside Design District is ~~60~~ 65% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Comments Only; Project requires Planning Commission review.)**

Actual time: 5:17 p.m.

Present: Tom Ochsner, Architect; and Charles McClure, Landscape Architect.

Mr. Oschner announced that the project description had changed due to an error in the plans for the proposed alterations at 853 square feet of additions, instead of 591 square feet, for an overall increase in guideline maximum floor-to-lot area ratio (FAR) from 60% to 65%. In response to this announcement, staff stated that the project will need to be re-noticed with the new corrected project description information.

Public comment opened at 5:29 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) Due to the inaccurately reported square footage, the Board cannot at this time make a determination regarding the proposed size, mass, scale, or bulk for this project.
- 2) The Board acknowledges that the project will have to be re-noticed due to the inaccurately reported square footage and maximum floor-to-lot area ratio (FAR).
- 3) The Board finds the style of the proposed architecture is acceptable and supportable.
- 4) The Board finds that the proposed front fence is too tall and too close to the sidewalk; landscape architect to restudy the style and design to be more consistent with the proposed style of the architecture.
- 5) The proposed evergreen plantings area to be replaced with more drought tolerant plantings.
- 6) The Board recommends an overall comprehensive elevation of the adjacent homes on each side; study the landscape plan composition to be more consistent with drought tolerant landscaping of the homes on either side of the project.

Action: Miller/Woolery, 4/0/0. Motion carried. (Moticha/Bernstein absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1035 COYOTE RD****A-1 Zone**

**(5:00)** Assessor's Parcel Number: 021-061-005  
Application Number: MST2016-00003  
Owner: Berrett 2009 Family Trust  
Applicant: Rick Starnes  
Architect: Rick Starnes

(Proposal for a change of use of the existing non-conforming 428 square foot single-story building located within the required 35 foot front setback from accessory to single-family use. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. Construction of a new 361 square foot two-car carport is also proposed. Zoning Modifications are requested to allow the conversion of the workshop/storage to be converted to a single-story residential unit and for the construction of a new two-car carport located within the required front setback. Other site improvements include the demolition of structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. the proposed total of 809 square feet on a 25,177 square foot lot in the Hillside Design District is 18% of the guideline maximum floor to-lot-area ratio [FAR].)

**(Comments Only; Project requires Staff Hearing Officer Review.)**

Actual time: 5:41 p.m.

Present: Rick Starnes, Architect/Applicant.

Public comment opened at 5:51 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely with positive comments to the Staff Hearing Officer for return to Full Board with comments:**

- 1) The Board finds the proposed encroachment modifications into the setback to be aesthetically appropriate to allow the conversion of the workshop/storage to be converted to a single-story residential unit and for the construction of a new two-car carport located within the required front setback, and finds that the proposed modifications do not pose consistency issues with Single Family Residence Design Guidelines. The Board recognizes that the existing building and the proposed location for the carport are acceptable because they're indicative of the rural nature of the area along Coyote Road, and the origin of the existing structures, based on the original structures on Mountain Drive, form and reflects the origin and character of the neighborhood. The location, given the large road right-of-way and the 35-foot setback, does not really alter the character of the adjoining neighborhood.

Action: James/Miller, 4/0/0. Motion carried. (Moticha/Bernstein absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1120 LUNETTA PZ****E-3/SD-3 Zone**

**(5:30)** Assessor's Parcel Number: 045-222-007  
Application Number: MST2016-00098  
Owner: Jay P. Roston, Trust  
Architect: Peter Becker

(Proposal to demolish an existing 402 square foot garage and 180 square foot shed and construct a new 499 square foot two-car garage with 499 square feet of accessory space above, with a new 140 square foot second-story deck and a 106 square foot roof deck. The existing development on site consists of a 1,286 square foot one-story single-family dwelling with a detached 402 square foot two-car garage. The property is located in the non-appealable jurisdiction of the Coastal Zone. The proposed total of 2,281 square feet on an 11,760 square foot lot is 58% of the maximum allowable floor-to-lot area ratio [FAR].)

**(Action may be taken if sufficient information is provided; Project requires Coastal Review.)**

Actual time: 6:01 p.m.

Present: Tom Henson and Jacob Niksto, Architects.

Public comment opened at 6:08 p.m.

- 1) Bill Stark, opposition; spoke of concerns regarding close proximity of the second story to their adjacent home for privacy issues and access to natural sunlight.

An email of expressed concerns from Patricia Stark was acknowledged.

Public comment closed at 6:12 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board finds the proposed the third story deck is not acceptable with or without the trellis.
- 2) The Board finds the third floor tower element above the two-story art studio and garage to be intrusive to the neighborhood, not consistent with the Single Family Design Guidelines neighborhood compatibility requirements, and creates a privacy issue for adjacent neighbors. Applicant to study ways for the upper tower element to be an extension or terrace off into the garden, etc., or to some other way to incorporate the extra square footage at the second floor, but not as a third story element.
- 3) The deck that surrounds the two-story art studio should adhere to the 15-foot SFDB Design Guideline setback.
- 4) Reduce the plate heights on the upper floor above the garage.
- 5) The Board recommends the bamboo hedge plantings be replaced with a more acceptable and appropriate species for easier landscape maintenance and improved general appearance. Applicant is encouraged to work with adjacent neighborhoods for an acceptable hedge height agreement for both parties with acceptable solar access.

Action: Woolery/Miller, 3/1/0. Motion carried. (Sweeney opposed; Moticha/Bernstein absent).

**\*\* MEETING ADJOURNED AT 6:30 P.M. \*\***