



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
MARCH 20, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

STAFF:
Jaime Limón, Design Review Supervisor
Katie Mamulski, Planning Technician
Kathleen Goo, Commission Secretary

An archived video of this meeting is available at SantaBarbaraCA.gov/SFDBVideos.

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Bernstein, James, Moticha, and Woolery
Members absent: None
Staff present: Mamulski and Goo

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **March 6, 2017**, as submitted.
Action: Bernstein/Moticha, 6/0/0. Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **March 13, 2017**, as reviewed by Board Member Moticha and Board Member James.
Action: James/Bernstein, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **March 20, 2017**, as reviewed by Board Member James and Board Member Moticha.

Action: Moticha/Miller, 6/0/0. Motion carried.

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

No announcements.

C. Subcommittee Reports:

Chair Sweeney gave an update on the draft New Zoning Ordinance (NZO) and reported on some additional observations, questions, and concerns regarding guideline maximum floor-to-lot area ratio (FAR), and other concerns, and requested the Planning Commission input and clarification.

SFDB-CONCEPT REVIEW (CONT.)

1. 1625 OVERLOOK LN

E-1 Zone

(3:10)

Assessor's Parcel Number: 015-152-012
Application Number: MST2017-00030
Owner: Bent and Florence S. Formby
Owner: Frank Suryan
Applicant: Shaun Lynch

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 4,393 square foot multi-story single-family residence with a 420 square foot gym, 368 square foot wine cellar and 706 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 31' x 12' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 512 cubic yards of cut and 215 cubic yards of fill. The proposed total of 5,014 square feet on a 22,428 square foot lot located in the Hillside Design District is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed February 21, 2017.)

Actual time: 3:15 p.m.

Present: Robert Glazer, Architect; Ryan Mills and Shaun Lynch, DMHA Architects; and Rob Maday, Landscape Architect

Public comment opened at 3:46 p.m.

The following people spoke in opposition and with concerns about preservation of private views and lack of neighborhood compatibility:

1. Mavis Mayne
2. John Mayne
3. Paul Berquist
4. Martha Kay
5. John Manning
6. Loy Beardsmore

7. John Beardsmore
8. Eve Ahlers
9. Louise Moore
10. Correspondence in opposition from John & Mavis Mayne, John & Loy Beardsmore, and John Manning was acknowledged.

Public comment closed at 4:08 p.m.

The Chair clarified for the public the City Ordinance stipulation for a structure's story measurements and what height constituted a story height, how a project's guideline maximum floor-to-lot area ratio (FAR) is calculated as a guideline tool, and what the Ordinance and the Board considers glare or reflective deck railing materials.

The Chair stated for the public record that the Board is mainly an architectural design and aesthetics Board for mass, bulk, scale, and neighborhood compatibility, and therefore, specific *private* view concerns are not within the Board's purview; however, private views of the collective public can be considered. He encouraged the applicant and neighbors to work together according to the good neighbor guidelines to achieve neighborhood compatibility.

Motion: Continued indefinitely to the Full Board with comments:

1. The Board appreciated the public interest shown and comments made at the meeting.
2. Provide a modified design showing proportions and drawings from street level, and reduce the volume, mass, bulk, and scale to be more neighborhood compatible.
3. Restudy the elevations.
4. The Board did not support glass railings; eliminate or reduce the amount of glass used to reduce the glare/lantern effect and be more compatible with the neighborhood.
5. Continue to follow SFDB good neighbor guidelines.
6. Restudy openings and the size of the windows.
7. The Board requested that the applicant walk the neighborhood in order to make the proposed design more compatible with the neighborhood.
8. Applicant is to reduce the guideline maximum floor-to-lot area ratio (FAR) closer to the range of 88%, as the proposed 92% guideline FAR is still too large and not acceptable.

Action: Bernstein/Miller, 6/0/0. Motion carried.

SFDB-CONCEPT REVIEW (CONT.)**2. 430 CONEJO RD****A-1 Zone**

(3:50) Assessor's Parcel Number: 019-050-013
Application Number: MST2016-00381
Owner: Brent Haas
Architect: Chris Wells
Contractor: James Sheridan
Engineer: Rob Schmidt

(Proposal to construct a new two-story 2,061 square foot single-family residence with an attached 355 square foot one-car garage to replace the original residence destroyed in the Tea Fire. Other site improvements include new landscaping and site walls. The proposed total of 2,416 square feet on a 17,091 square foot lot located in the Hillside Design District is 55% of the guideline maximum floor-to-lot area ratio (FAR). Project requires Staff Hearing Officer review for front and interior setback modification requests.)

(Second Concept Review, Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request and was last reviewed January 23, 2017.)

Actual time: 4:46 p.m.

Present: Brent Haas, owner; Kimberly True, MLA, ASLA, Landscape Architect; and Allison De Busk, Project Planner, City of Santa Barbara

Public comment opened at 4:52 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely to Staff Hearing Officer for return to Consent with comments:

1. The Board supported the proposed design.
2. Restudy the deck posts on the north elevation; consider thickening the deck posts and reduce the number of posts to two or three.
3. The Board found the proposed front and interior setback modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.
4. Provide a color board.
5. Provide a landscape plan.

Action: Miller/Woolery, 6/0/0. Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 3627 CAMPANIL DR****A-1 Zone**

(4:20) Assessor's Parcel Number: 047-101-003
Application Number: MST2017-00081
Owner: CDC Devco, LLC
Designer: Rocci Design

(Proposal to construct 1,031 square feet of one-story additions and alterations to an existing one-story, 2,176 square foot single-family residence with an attached 640 square foot three-car garage. The project proposes demolishing 21 square feet and constructing three attached additions to the residence and garage totaling 1,031 square feet. Other site improvements include major exterior alterations to architectural style, new patios, pool deck, a 65'x12' pool, a new parking area and landscaping. Total proposed grading outside the main building footprint consists of approximately 183 cubic yards of cut and fill. The proposed total of 3,826 square feet on a 1.32 acre lot located in the Hillside Design District is 74% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires an Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)

Actual time: 5:04 p.m.

Present: Brett Ettinger, Ferguson-Ettinger Architects, Inc.; Jerry Rocci, Associate Designer; and Dan Clause, General Contractor

Staff reported that the Environmental Assessment had been made and the Board could take action if sufficient information was provided.

Public comment opened at 5:15 p.m.

The following people spoke in support of the project:

1. Robert Swanson, Chair of the Campanil Hills Homeowners Association, spoke in support.
2. Correspondence in support from Tina Hammond, President of the Campanil Hills Homeowners Association, and Phil Palumbo & Loyce Clark was acknowledged.

Public comment closed at 5:17 p.m.

Motion 1: Project Design Approval and continued to the Full Board with comments:

1. Provide a landscape plan with further details, including appropriate planting material to further screen the front of the house from the street.
2. Provide compliance with Tier 3 Storm Water Management Program (SWMP) requirements.
3. The Board found 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 positive comments regarding the project's consistency and appearance in size, bulk, and scale; compatibility with the scenic character of the neighborhood; appropriate quality of architecture, color, and materials; and compliance with good neighbor guidelines.

Action: Woolery/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

Motion 2: Project Design Approval and continued to the Full Board with the above comments, with the clarification to provide a landscape plan with further details, including appropriately large planting material to replace the removed trees and to further screen the front of the house from the street.

Action: Woolery/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:33 P.M. ***