



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

APRIL 3, 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
Denise Champendal
Lisa James
Joseph Moticha

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 3:04 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Bernstein, James, and Moticha (at 3:04 p.m.)
Members absent: Champendal
Staff present: Limón (at 4:08 p.m.), 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 20, 2017**, as submitted.
Action: Miller/Moticha, 5/0/0. (Champendal absent.) Motion carried.

C. Consent Calendars:

Motion: Ratify the Consent Calendar of **March 27, 2017** as reviewed by Board Member Moticha and Board Member James.

Action: Miller/Moticha, 5/0/0. (Champendal absent.) Motion carried.

Motion: Ratify the Consent Calendar of **April 3, 2017** as reviewed by Board Member Miller and Board Member Woolery.

Action: Bernstein/Moticha, 5/0/0. (Champendal absent.) Motion carried.

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

Ms. Mamulski reminded the Board, specifically Board Member Bernstein and absent Board Member Champendal, that their design review terms expire in June 2017, and to notify the City Clerk's Office of any other resignations or intentions to reconfirm board membership and renew their terms. Two licensed architects and/or at least one additional licensed landscape architect are sought to fill current and future vacancies.

C. Subcommittee Reports:

Chair Sweeney commented on a draft letter received from the Chairman of the Historic Landmarks Commission regarding Accessory Dwelling Units and historic residential structures, which according to the City Attorney, is not within the purview of the Single Family Design Board for discretionary review. The rest of the Board requested that Chair Sweeney compose an appropriate written response to the City Attorney and Historic Landmarks Commission addressing the Board's concerns (e.g., secondary dwelling units in high-fire areas, etc.) for discretionary review regarding Accessory Dwelling Units.

PROJECT DESIGN REVIEW

1. 1213 HARBOR HILLS DR

E-1 Zone

(3:10)

Assessor's Parcel Number:	035-480-037
Application Number:	MST2009-00385
Owner:	Cecil Bond Kyte
Applicant:	Jarrett Gorin
Architect:	DesignARC

(This is a revised project description. Proposal to construct a new 4,802 square foot, two-story single-family residence with an attached 729 square foot, three-car garage, driveway, 13'x32' pool, spa, patios and retaining walls. Other site improvements include a new trellis, fire pit, barbeque and landscape and hardscape improvements. The proposed project will be constructed on a 1.09 acre vacant lot created from the merger of six Roger's Tract parcels. Approximately 1,259 cubic yards of grading is proposed, of which 579 cubic yards will occur outside of the building footprint and 680 cubic yards will occur within the building footprint. The proposed total of 5,531 square feet on a 1.09 acre lot located in the Hillside Design District is 110% of the guideline maximum floor-to-lot area ratio (FAR). The project received Staff Hearing Officer Review for a Zoning Modification request.)

(Revised Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 034-11. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan and was last reviewed July 13, 2015.)

Actual time: 3:20 p.m.

Present: Douglas Beard, Architect; Robert Fowler, Landscape Architect; and Jarrett Gorin, Applicant

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Mr. Gorin clarified that the 110% of the guideline maximum floor-to-lot area ratio (FAR) is based on the 1.09 acre area lot on which the house will be built with the same plan configuration.

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

1. The Board made the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
2. The Board made 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 positive comments regarding the project's consistency and appearance in size, mass, bulk, and scale; neighborhood compatibility; compatibility with the scenic character of the neighborhood; appropriate quality of architecture and materials; the landscaping plan has a minimal negative impact; and the project is in compliance with good neighbor guidelines.
3. The Board found the increase to 110% of the guideline maximum floor-to-lot area ratio (FAR) is particularly appropriate to the way the square footage is distributed on the plans; does not negatively impact the overall size of the structure and is of minor impact in size, bulk, and scale; and is compatible with the neighborhood consisting of similar large-sized homes.
4. The Board found the new pool, based upon the proposed landscape plan, will pose minimal visual impact.
5. The style of the proposed gate is appropriate and compatible in size, bulk, and style with the structure.
6. The Board reviewed the amount of soil removed and grading of the property.

Action: Miller/Bernstein, 5/0/0. (Champendal absent.) Motion carried.

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)

2. 1257 FERRELO RD

E-1 Zone

(3:40)

Assessor's Parcel Number:	029-271-009
Application Number:	MST2016-00357
Owner:	Doug & Joy Maskart 2013 Family Trust
Architect:	Fred Sweeney
Engineer:	Tom Pillin Van Sande

(Request to legalize existing "as-built" development including first- and second-story decks, solarium, handrails, front fence addition, staircase, and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer Review is requested to allow the "as-built" 80 square foot solarium, deck, and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor to-lot-area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project must comply with Staff Hearing Officer Resolution No. 010-17 and was last reviewed September 6, 2016.)

Actual time: 4:08 p.m.

Present: Fred Sweeney, Architect

Vice-Chair Miller read the following State Political Reform Act Sole Proprietor Advisory statement:

The State Fair Political Practices Act (FPPC) regulation 18702.4(b)(5) states that an official may appear before a design or architectural review committee of which he or she is a member to present or explain architectural or engineering drawings which the official has prepared for a client. Board Member Sweeney is a sole practitioner and is using this exception understanding certain limits regarding advocating on behalf of his client.

Public comment opened at 4:25 p.m.

1. Emma Brinkman spoke in opposition regarding the impacts to her patio privacy and westerly windows from the proposed Juliet balcony. She admitted that the above-height hedge on her property was allowed to grow above the ordinance code height, but the hedge cutting or removal would negatively impact her privacy.

Mr. Limón responded that there were over-height hedge modification applications available for submittal, but that the City could also request the hedge be removed if there existed a safety or access issue to the adjacent property.

2. Stephanie Moret spoke in support and read a letter into the record. She also mentioned that privacy screening in the yard was requested by neighbors of the previous and current owners.

Public comment closed at 4:36 p.m.

Mr. Limón clarified that “as-built” alterations, even existing and already completed improvements, should be treated by the Board as new improvements; therefore, the Board could comment on the railings as new improvements for consistency purposes. Also, the Board should consider privacy impact issues between neighbors depending upon individual situations and circumstances, especially in neighborhoods where privacy is difficult to achieve, and that the decision may have to depend upon whether the applicant has sufficiently complied with the Board’s requests to satisfy good neighbor guidelines.

Mr. Sweeney clarified that the heavy wrought iron balcony railings were unintentionally installed without a building permit, and are shown on the current plans for approval. The cable rail was removed from the second-floor deck, and a simple wrought iron rail is proposed to replace it with the addition of a small Juliet balcony.

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; therefore, *private* view concerns and/or privacy impacts at the expense of property access are not within the Board’s purview, especially when considering that adjacent neighboring homes also have balconies with privacy impacts to adjacent neighbors. Therefore, he cannot support these privacy impact concerns under neighborhood compatibility.

Motion 1: Project Design Approval and continued indefinitely to Consent with comments:

1. The Board made the findings 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, neighborhood compatibility, appropriate quality of architecture and materials, and the project is in compliance with good neighbor guidelines.
2. The Board approved the removal of the second-floor deck in its entirety, to be replaced with the proposed small three-foot Juliet balcony as an acceptable alternative.
3. The Board approved the second-floor Juliet balcony railing design. The other heavier wrought iron railing design on the project posed no concern to the Board.
4. The Board understood and accepted that the proposed solarium and front entry are to remain as they currently exist.

Action: James/_____, 4/0/0. (Sweeney stepped down. Champendal absent.) Motion failed.

Motion 2: Project Design Approval and continued indefinitely to Consent with comments:

1. The Board made the findings 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, neighborhood compatibility, appropriate quality of architecture and materials, and the project is in compliance with good neighbor guidelines.
2. The Board approved the removal of the second-floor deck in its entirety, to be replaced with the proposed small three-foot Juliet balcony as an acceptable alternative.
3. The Board approved the second-floor Juliet balcony railing design. The other heavier wrought iron railing design on the project posed no concern to the Board.
4. The Board understood and accepted that the proposed solarium and front entry are to remain as they currently exist.

Action: Bernstein/Miller, 4/0/0. (Sweeney stepped down. Champendal absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 5:00 P.M. ***