



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### MAY 1, 2017

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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### CALL TO ORDER

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

### ATTENDANCE

Members present: Sweeney (absent 3:29-3:48 p.m.), Miller (at 3:02 p.m.), Bernstein, Champendal, James, and Moticha  
Members absent: None  
Staff present: Limón (from 4:00 p.m. to 5:12 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 **April 17, 2017**, as submitted.

Action: Champendal/Bernstein, 5/0/1. (Miller abstained.) Motion carried.

#### C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 24, 2017**, as reviewed by Board Member Miller and Board Member Champendal.

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

Motion: Ratify the Consent Calendar of **May 1, 2017**, as reviewed by Board Member Miller and Board Member Champendal.

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

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

1. Ms. Mamulski announced that Consent Item G, 33 Las Alturas Road, was referred to the Full Board for further review.
2. Chair Sweeney confirmed that Board Member James volunteered to step in for some of the scheduled May Consent Review meetings for which Board Member Champendal will be absent. He also stated later during the meeting that he would be stepping down from Item 1, 2439 Santa Barbara Street.
3. Board Member Miller stated later during the meeting that he would be abstaining from the vote on Item 3, 1625 Overlook Lane.
4. Chair Sweeney confirmed the Board received a SFBD workload report from Planning Division staff, and an emailed video link of the April 25<sup>th</sup> City Council presentation on a general overview of the Fiscal Years 2018 & 2019 City Budget report, which will be presented as a recommended budget item to City Council on May 22, 2017. Staff will check if any items affect review by the Single Family Design Board.

E. Subcommittee Reports:

Chair Sweeney reported that in response to the Board's memorandum to City Council, it was reported that the 2016-2017 City Council workload list includes the subject of Accessory Dwelling Units (ADUs).

**CONTINUED ITEM**

**G. 33 LAS ALTURAS CIR**

**A-1 Zone**

Assessor's Parcel Number: 019-121-006  
 Application Number: MST2017-00124  
 Owner: Melton Perry  
 Architect: Paul Zink

(Proposal to construct a 939 square foot one-story addition, and an interior remodel of 1,230 square feet to an existing 2,707 square foot, one-story single-family residence with an attached 475 square foot two-car garage. The project includes replacement of the existing roof with new non-wood shake shingles, new windows, a new 40'x14' pool in the rear yard, removal and replacement of the driveway and hardscape, and new site fencing. The proposal also includes the removal of an unpermitted side trellis, storage closet from the garage, trash enclosure, and potting shed. Approximately 40 cubic yards of cut and fill will occur outside of the main building footprint. The proposed total of 4,121 square feet on a 42,233 square foot lot located in the Hillside Design District is 83% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2016-00306.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and Environmental Assessment.)**

The following item was referred from Consent to Full Board.

Actual time: 3:12 p.m.

Present: Paul Zink, Architect; and Melton Perry, Owner

Board comments: Board Members Miller and Champendal clarified the reason the item was referred to Full Board was due to needed confirmation from the Full Board regarding a flatter cantilevered porch roof element without front posts configuration. The Board clarified that the flatter cantilevered porch roof element without front posts configuration was acceptable if the cantilevered eave elements complement the other roof elements with appropriate copper flashing caps, and with details to match existing material.

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

1. 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 quality of architecture and materials and neighborhood compatibility.
2. For Figure B of the entry portion, the Board found acceptable the flatter cantilevered porch roof element without front posts, which shall be reconfigured so that cantilevered eave elements complement the other roof elements with appropriate copper flashing caps, and details to match existing material.
3. The proposed opaque glass garage door is acceptable due to the direction the door faces with little to no impact to the public.

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

The ten-day appeal period was announced.

## **REVIEW AFTER FINAL**

<b>1.</b>	<b>2439 SANTA BARBARA ST</b>	<b>E-1 Zone</b>
<b><u>(3:10)</u></b>	Assessor's Parcel Number:	025-081-014
	Application Number:	MST2016-00568
	Owner:	Raymond and Susanne Karam
	Architect:	Chris Cottrell

(Proposal to add a 94 square foot front entry addition to an existing 2,658 square foot, one-story, single-family dwelling with a 427 square foot attached two-car garage. The project includes a replacement of the existing composition shingle roof with a new standing seam metal roof, the addition of a pergola and deck at the rear, a new fireplace and the replacement of an existing fence. The proposed total of 3,179 square feet on an 18,094 square foot lot is 73% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a revised roof plan. The item was previously reviewed on March 6, 2017)**

Actual time: 3:29 p.m.

Present: Chris Cottrell, Architect; and Christopher Jacobs, Attorney for Owners

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final with comments:**

1. The Board found the standing seam metal roof acceptable.
2. The Board found the proposed project is compatible with the surrounding changing neighborhood and the proposed solar elements on the roof.

Action: Moticha/Bernstein, 3/2/0. (James and Champendal opposed. Sweeney stepped down.) Motion carried.

**SFDB-CONCEPT REVIEW (CONT.)****2. 3360 BRAEMAR DR****A-1/SD-3 Zone****(3:30)**

Assessor's Parcel Number: 047-030-020  
 Application Number: MST2017-00137  
 Applicant: Wade Davis Design  
 Owner: Alexander Brodie

(Proposal to construct 344 square feet of first-floor additions and 560 square feet of second story additions to the existing 1,751 square foot, one-story single-family residence with a 438 square foot attached two-car garage. The proposal also includes demolishing two existing sheds, window and door changes, a change in roof slope, a new 223 square foot second-story deck, and a new fireplace. The proposed total of 3,093 square feet on a 51,400 square foot lot is 61% of the guideline maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer Review for a Zoning Modification request and a Coastal Development Permit.)

**(Comments Only. Project was last reviewed April 17, 2017 and requires Coastal Review and Staff Hearing Officer review for a Zoning Modification request.)**

Actual time: 3:48 p.m.

Present: Akiko Wade and Jim Davis, Wade Davis Design

**Staff comments:**

1. Ms. Mamulski clarified the Board's purview with regard to the landscaping and/or driveway in front of the proposed accessory dwelling unit (ADU), specifically the small fence, gate, sign, or privacy hedge screening or wall which, according to the current plans, was only up to the proposed wall; all other details related to the specific ADU plans cannot be commented upon, including the proposed accessory building or the proposed deck.
2. Mr. Limón further clarified the Board's landscape purview.

Public comment opened at 3:55 p.m., and as no one wished to speak, it closed.

**Motion: Continued to the Staff Hearing Officer for return to the Full Board with the comments that the Board found the two proposed zoning modifications acceptable and aesthetically appropriate, and that they do not pose consistency issues with SFDB Design Guidelines or City Ordinance.**

Action: Champendal/James, 5/1/0. (Bernstein opposed.) Motion carried.

**SFDB-CONCEPT REVIEW (CONT.)****3. 1625 OVERLOOK LN****E-1 Zone****(4:00)**

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).)

**(Fourth Concept Review. Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed April 17, 2017.)**

**\* The Board conducted a site visit for this item at 2:00 p.m. \***

Actual time: 4:12 p.m.

Present: Ryan Mills and Shaun Lynch, Architects, DMHA

Staff comment: Mr. Limón clarified the Board's purview with regard to preservation of "private" views, which is to determine whether the applicant has sufficiently demonstrated consideration to minimize impacts to private views.

Public comment opened at 4:19 p.m.

The following people expressed opposition or concerns:

1. John Mayne requested clarification for downhill run or horizontal distance for hillside housing on this project.
2. Mavis Mayne spoke on preservation of private view and the extent of blockage.
3. Martha Kay spoke regarding proposed landscaping.
4. Correspondence from John and Loy Beardsmore and Eve Ahlers was acknowledged.

Public comment closed at 4:29 p.m.

It was clarified that the rear gym portion of the proposed project was far enough to the rear of the site as to not block any neighbor's private view.

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

1. The Board found that the project required further study of the plate height of the master bedroom suite element in relation to the existing grade.
2. Refine the site section in relation to the northern neighbor in order to visually review the relationship in terms of elevations between the proposed master suite and the northern neighbor.
3. The Board has reviewed the story poles, and found the second-story element, identified as the master bedroom/gym office, is within an acceptable range in terms of the view corridors of a variety of adjacent neighbors.
4. As previously discussed, the Board considered and found reasonably acceptable the remaining issues as follows: the architectural style, architectural contents, the general configuration of landscaping, the landscape plan, and the location of the driveway.
5. Study reducing the bulk and size of the master bedroom wing.

Action: Sweeney/Champendal, 4/1/1. (Bernstein opposed. Miller abstained.) Motion carried.

**PROJECT DESIGN REVIEW****4. 507 SAN ONOFRE RD****E-3/SD-2 Zone****(4:30)**

Assessor's Parcel Number: 051-302-005  
 Application Number: MST2016-00403  
 Architect: Paul Zink  
 Owner: Shannon and Gaston

(This is a revised project description. Proposal for additions and alterations to an existing 1,631 square foot two-story single-family residence with an attached 310 square foot two-car garage. The proposed project includes demolishing the existing garage and constructing a new 445 square foot attached two-car garage with a 422 square foot second story addition above. Other site improvements include a main floor addition of 70 square feet, 165 square foot deck and stair addition and an increase in chimney height. The proposed total of 2,568 square feet on a 9,780 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Revised Project Design Approval and Final Approval is requested.)**

Actual time: 5:13 p.m.

Present: Paul Zink, Architect

Public comment opened at 5:17 p.m., and as no one wished to speak, it closed.

**Motion: Continued two weeks to the Full Board with comments:**

1. Study the north elevation, particularly how the windows and doors relate to the rest of the house.
2. Restudy the stairway to the addition and possibly the configuration of the exterior stairs, if necessary.
3. Restudy the windows for an improved balance in the window sizes with the addition.
4. Correct the height of the elevations to match the sections.

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

**\* MEETING ADJOURNED AT 5:35 P.M. \***