



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### MAY 15, 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 3:02 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Miller (until 5:40 p.m.), Bernstein, James, and Moticha  
Members absent: Champendal  
Staff present: Limón (from 3:47 to 5:01 p.m. and 5:34 to 6:45 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 **May 1, 2017**, as submitted.

Action: Miller/Bernstein, 4/0/1. (Sweeney abstained. Champendal absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 8, 2017**, as reviewed by Board Member Miller and Board Member James.

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

Motion: Ratify the Consent Calendar of **May 15, 2017**, as reviewed by Board Member Miller and Board Member James.

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

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Mamulski announced the following:
    - a. Board Member Champendal would be absent from the meeting.
    - b. A general overview of the Fiscal Years 2018 & 2019 City Budget report will be presented as a recommended budget item to City Council on Monday, May 22, 2017, and staff clarified for the Board that none of the budget items to be discussed will affect review by the Single Family Design Board.
  2. Board Member Bernstein requested a reconsideration of the ten-day appeal period of approval for appeal or reconsideration. Staff will research the topic.
- E. Subcommittee Reports:
- No subcommittee reports.

## **PROJECT DESIGN REVIEW**

- 1. 1135 HARBOR HILLS DR E-1 Zone**  
**(3:10)** Assessor's Parcel Number: 035-314-005  
 Application Number: MST2016-00484  
 Owner: John Mithun  
 Architect: Thomas Oschner, AIA Architect

(Proposal for an addition and remodel of an existing one-story single-family residence to include a 162 square foot garage addition, 519 square foot residence addition, new covered patio, entry pergola, and landscaping. Other site improvements include a re-roof, change of exterior finishes and new doors and windows. The proposed project is also requesting front and interior setback modifications. The proposed total of 2,999 square feet on a 10,454 square foot lot located in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 015-17 and was last reviewed November 14, 2016.)**

Actual time: 3:17 p.m.

Present: Thomas Oschner, Project Architect; and Brian Brodersen; Landscape Architect

Public comment opened at 3:31 p.m.

The following people expressed opposition or concerns:

1. Hudson Hornick, legal representative for Nancy Engstrom, spoke of privacy concerns regarding the possibility of negotiating the relocation of the master bathroom for view preservation of Ms. Engstrom's property.
2. James F. Scafide also legal representative for Nancy Engstrom, spoke of concerns regarding screening and privacy concerns with concessions for discussion, and the lack of good neighbor consideration discussion after project revision.
3. Nancy Engstrom spoke of concerns regarding a recent offer to meet with applicant to discuss suggestions for project alternations. Correspondence from Ms. Engstrom was also acknowledged.

Public comment closed at 3:40 p.m.

Staff comments: Mr. Limón clarified that individual property CC&Rs are not under consideration by the SFDB, only the Zoning Ordinance and SB Municipal Code; views from windows cannot be guaranteed and only window locations for privacy issues are within the Board's purview; fence heights and hedges are allowed to grow up to 8-feet in height along a property line between adjacent neighbors; and the Board can also stipulate the height of a privacy hedge between adjacent neighbors as a neighborhood compatibility issue.

Straw vote: How many Board Members can support the current motion to continue the project two weeks? 5/0 Passed

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

1. Provide more comprehensive application of good neighbor guidelines on the project.
2. Continue a dialogue with the westerly neighbor, and study changing the location of the southwest master bathroom window, which is a privacy concern for the adjacent neighbor.
3. Restudy the location of the 8-foot fence on plan Sheet 8.1.
4. Study the proposed insufficient 24-inch box size of the proposed olive tree; provide a larger size olive tree.

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

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

**2. 1201 DEL ORO**

**E-3/SD-3 Zone**

**(3:40)**

Assessor's Parcel Number:	045-214-010
Application Number:	MST2016-00327
Owner:	Joseph & Elizabeth Hopkins, Revocable Trust
Agent:	Al Winsor
Architect:	Tom Meaney

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission review is requested for a Coastal Development Permit, two setback modifications, and an open yard modification.)

**(Third Concept Review. Comments Only. Project requires Planning Commission review for a Coastal Development Permit and Zoning Modification requests. The project was last reviewed January 23, 2017.)**

Actual time: 4:29 p.m.

Present: Tom Meaney, Architect; Chris Price, Landscape Architect; and Joseph & Abby Hopkins, Owners

Staff comments: Mr. Limón requested that the Board focus on making the findings for size, bulk, and scale, and that any requested reduction in the maximum required floor-to-lot area ratio (FAR) should include reference to these specific findings of size, bulk, and scale. He clarified that the proposed 6,098 square foot lot is an acceptable sized square foot lot and well within the target range of acceptable FAR, which can be as large as 8,500 square feet.

Public comment opened at 4:40 p.m., and as no one wished to speak, it closed.

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

1. The Board found the proposed size, bulk, scale, quality materials, and 94.3% the maximum required floor-to-lot area ratio (FAR) of the project are acceptable and consistent with neighborhood compatibility.
2. The Board found the proposed setback modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.
3. The Board found the one-story addition built within the current setback is supportable.
4. The Board found the configuration of the open yard acceptable.

Action: Miller/Moticha, 4/1/0. (Bernstein opposed. Champendal absent.) Motion carried.

**\* THE BOARD RECESSED FROM 5:01 TO 5:06 P.M. \***

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

#### **3. 139 LOMA MEDIA RD**

**E-1 Zone**

**(4:10)** Assessor's Parcel Number: 019-261-014  
 Application Number: MST2016-00517  
 Owner: Raymond W. Jewell, Trustee  
 Owner: Arlene Montesano  
 Applicant: Ken Mineau  
 Architect: Paul Rubison  
 Landscape Architect: Jeff Yardy

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an open yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Third Concept Review. Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests and was last reviewed January 9, 2017.)**

Actual time: 5:06 p.m.

Present: Paul Rubison, Architect

Public comment opened at 5:13 p.m., and as no one wished to speak, it closed.

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

1. The Board found that the proposed two 15-foot and 20-foot front setback modifications and the open yard modification are aesthetically appropriate and do not pose consistency issues with the Single Family Design Guidelines.
2. The proposed decorative support posts are acceptable.
3. Study providing landscaping on west side of the driveway.
4. The proposed 7-foot deck extension is acceptable.
5. The open yard designation on the two sides of the property is acceptable.
6. The proposed roof over the front entry is acceptable.
7. The existing concrete driveway is acceptable.

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

## PROJECT DESIGN REVIEW

### 4. 1625 OVERLOOK LN

**E-1 Zone**

**(4:30)**

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).)

**(Fifth Concept Review. Project Design Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program and was last reviewed May 1, 2017.)**

Actual time: 5:34 p.m.

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

Public comment opened at 5:50 p.m.

The following people expressed opposition or concerns:

1. John Mayne requested story poles be posted again as the project has been reduced in elevation but has still not been moved out of their private ocean views.

2. Mavis Mayne requested modification of the current building footprint or reconfiguration of the design to be more in keeping with the Santa Barbara style. She stated the four-foot reduction in building height still blocks her private ocean views.
3. Steve and Nicole McHugh's positive speaker slip comments were read by Chair Sweeney into the record in support of the four-foot reduction in height of the project and the reduction of square footage.
4. Martha Kay requested clarification of the four-foot height reduction in the current plans, and commended the efforts so far by the architect and the Board for a fair resolution.
5. One member of the public requested clarification of the elevations, second floor, and gym location.
6. Correspondence from John and Loy Beardsmore, John Manning, and Eve Ahlers was acknowledged.

Public comment closed at 6:00 p.m.

Staff comments: Mr. Limón clarified that the proposed project will still be required to comply with many other building requirements as it continues through the design review process, and a three-page itemized list was given to the applicant at the meeting. He also clarified that the current City Ordinance stipulates that an accessory dwelling unit (ADU) can be added to any current project in the City without the project going back through the design review process or further review by any Board; this ordinance is subject to review in approximately 60-90 days' time.

**Motion: Project Design Approval and continued indefinitely to the Full Board 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 consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping; and compliance with good neighborhood guidelines. The Board found that the applicant has sufficiently demonstrated adequate efforts to minimize the height and scale of the project, and to accommodate the preservation of adjacent neighboring private views.
2. The Board found the general approach, aesthetics, and architecture of the proposed project are acceptable.
3. The Board found that the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code.
4. The Board made the standard grading findings dated May 15, 2017, that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages, or water storage facilities to which the property drains.

Action: Moticha/James, 3/1/0. (Bernstein opposed. Champendal absent.) Motion carried.

The ten-day appeal period was announced.

Individual comments: Board Member Bernstein stated that she still opposed the project due to the current design, architectural style, lack of neighborhood compatibility, and the excessive use of glass.

**\* MEETING ADJOURNED AT 6:45 P.M. \***