



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

MAY 30, 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

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 (absent 3:28-3:44 p.m.), James, and Moticha
Members absent: Champendal
Staff present: Limón (from 3:14 p.m.-3:44 p.m., and 4:14 p.m.-4:34 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 15, 2017**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 22, 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 **Tuesday, May 30, 2017**, as reviewed by Board Member Miller and Board Member James.

Action: Bernstein/Moticha, 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 will be absent from the meeting.
- b. 1625 Overlook Lane has been appealed to the Planning Commission by a westerly neighbor, and an appeal date will be scheduled sometime in September 2017.
- c. In response to the Board inquiry at the last Full Board meeting regarding reconsideration of the 10-day appeal period of approved and reconsidered projects, staff clarified that it takes a legislative action to change the 10-day appeal period.

E. Subcommittee Reports:

Chair Sweeney gave a short synopsis report on last week Thursday's Annual Advisory Committee meeting regarding major issues pending for City Council adoption, including the 1% sales tax scheduled for the November ballot this year, utility of State Street, Accessory Dwelling Units (ADUs) applications involving the new State Law and pending for inclusion into a new City ordinance, and Average Unit Density (AUDs) projects scheduled by a special committee for further discussion before City Council.

REVIEW AFTER FINAL

1. 2001 STANWOOD DR

A-1 Zone

(3:10)

Assessor's Parcel Number:	019-041-031
Application Number:	MST2010-00394
Architect:	Matthew Hoffman
Architect:	Dylan Chappell
Owner:	Taylor Tatman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single-family residence and an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 5,672 square feet on an 81,187 square foot lot in the Hillside Design District is 104% of the guideline maximum floor-to-lot area ratio (FAR).)

(Review After Final is requested for revised architectural details including revised windows and doors, and a revised roof plan to change the approved two-piece mission tile roof material to a Boral "S-Tile" with two-piece Boosted Barcelona caps on all edges and first three rows on all eaves, and with boosted caps mixed in for 15% of the field. Project was last reviewed April 17, 2017.)

Actual time: 3:10 p.m.

Present: Mackenzie Homes, Agent with Dylan Chappell

Public comment opened at 3:17 p.m., and as no one wished to speak, it closed.

Motion: Continued indefinitely to the Full Board with comments:

1. The applicant is to submit a finished set of complete and accurate drawings and plans reflecting all the changes made to the project.
2. The Board found the change in the roof tile to be acceptable due to the financial hardship of the applicant; however, the first three rows of the roof tile are to be two-piece mission tile with matching ridge cap details (boosters were deemed not necessary), and all changes are to be shown on the drawings and plans.

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

PROJECT DESIGN REVIEW**2. 2517 SELROSE LN****E-3/SD-3 Zone****(3:50)**

Assessor's Parcel Number: 041-361-035
 Application Number: MST2016-00337
 Owner: Abigail Ziv
 Architect: Thomas Oschner, AIA Architect
 Landscape Architect: Brian Brodersen, Landscape Architect

(Proposal to reconfigure the existing garage and to convert 32 square feet from garage to hallway/pantry, construct a 760 square foot one-story addition, a 342 square foot second floor addition, a new 72 square foot detached accessory structure/pavilion, a new pool with pool equipment and associated grading, an interior remodel to an existing 1,921 square foot single-family dwelling with an attached 480 square foot garage, and demolish an approximately 600 square foot detached accessory building. The proposed total of 3,543 square feet is 84% of the maximum allowable floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer review is requested for front and interior setback modifications to allow the conforming additions and a new overhang in the front setback to an existing nonconforming building.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 034-17, and was last reviewed October 3, 2016.)

Actual time: 3:44 p.m.

Present: Thomas Oschner, Architect; Brian Brodersen, Landscape Architect; and Nathan Ziv, Agent for Owners

Public comment opened at 3:52 p.m.

Alan Aleksander requested that a civil engineer's advice be sought by the applicant regarding water run-off and drainage from the project site in consideration of adjacent neighboring properties.

Public comment closed at 3:55 p.m.

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 consistency and appearance; neighborhood compatibility; quality of architecture and materials; and compliance with good neighborhood guidelines.
2. Return with a complete landscape plan.
3. Return with Tier 2 Storm Water Management Plan (SWMP) requirements and civil engineering drawings.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:06 TO 4:13 P.M. ***

PROJECT DESIGN REVIEW**3. 1135 HARBOR HILLS DR****E-1 Zone****(4:30)**

Assessor's Parcel Number:	035-314-005
Application Number:	MST2016-00484
Owner:	John Mithun
Architect:	Thomas Oschner, AIA Architect
Landscape Architect:	Brian Brodersen

(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 May 15, 2017.)

Actual time: 4:13 p.m.

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

Public comment opened at 4:20 p.m.

Nancy Engstrom spoke in support and was very pleased with the compromises made with the applicant. She was extremely grateful for the additional time given by the Board to review the proposed project, and looks forward to being a good neighbor with the applicant. Correspondence from Ms. Engstrom was also acknowledged.

James F. Scafide also legal representative for Nancy Engstrom, also spoke in support, and was also grateful that the Board was able to give them time to speak with the applicant and reach a compromise on the project.

Staff comments: Mr. Limón clarified that the hedge height remains with the property owner, but landscaping details, and specifically hedge height details, should be conditioned within the motion for hedge height maintenance limitation within a specific range, i.e. “not to exceed...” at a specific “point in height” to give zoning enforcement sufficient support.

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

1. Provide a full landscape plan with the 48-inch box size Olive tree.
2. Show on the plans the landscape planting change from *Myrsine Africanus* to *Rhaphiolepis umbrellata minor* plantings.
3. 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; and compliance with good neighborhood guidelines.
4. The hedge height shall be maintained at 42-inches in height, and not to exceed a maximum height of 4 feet.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:34 TO 4:46 P.M. ***

SFDB-CONCEPT REVIEW (CONT.)

4. 1540 FRANCESCHI RD

A-2 Zone

(5:10)

Assessor's Parcel Number:	019-102-038
Application Number:	MST2017-00084
Owner:	Vincent & Tucker
Applicant:	Jim Davis

(Proposal to construct a 37 square foot lower-floor addition and convert 79 square feet of non-habitable to habitable space to an existing two-level, 2,720 square foot single-family residence with an attached 445 square foot two-car garage. The project also includes a 24 square foot addition to the entry deck, a 252 square foot addition to an upper level deck, enlarged door and window openings, resurfacing the driveway, new motorized entry gates and a remodel of interior spaces. The proposed total of 3,470 square feet on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for three requested Zoning Modifications to allow encroachments within two of the required front yard setbacks and one open yard Modification.)

(Additional comments requested by the Staff Hearing Officer regarding the deck location and design.)

Actual time: 4:46 p.m.

Present: Jim Davis, Applicant/Architect

Staff comments: Ms. Mamulski stated that additional clarification from the Full Board was requested by the Staff Hearing Officer for the upper-level deck location and design prior to the project's return to the Staff Hearing Officer.

Public comment opened at 4:50 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 comments:**

1. The Board reviewed and found the proposed four-foot modification extension to the south of the upper level balcony and deck design to be aesthetically appropriate, and not significantly visible from Franceschi Road, Alameda Padre Serra, and the City, due to the extensive screening foliage. The proposed changes to the upper-level balcony and deck design do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

Action: Moticha/James, 3/2/0. (Bernstein and Miller opposed. Champendal absent.)
Motion carried.

*** MEETING ADJOURNED AT 5:06 P.M. ***