



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### JULY 10, 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*  
Lisa James  
Joseph Moticha  
Robert Richards

**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 3:03 p.m. by Chair Sweeney.

#### ATTENDANCE

Members present: Sweeney, Miller, James, Moticha, and Richards  
Members absent: None  
Staff present: Limón (from 3:15-4:12 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 **June 26, 2017**, as submitted.  
Action: Miller/Moticha, 4/0/1. (Sweeney abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 3, 2017**, as reviewed by Board Members James and Moticha.

Action: Miller/Moticha, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **July 10, 2017**, as reviewed by Board Members Sweeney and James.

Action: Miller/James, 5/0/0. Motion carried.

[SJ1]

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

1. Chair Sweeney introduced and welcomed a new Board member to the Single Family Design Board, Robert Richards III.

E. Subcommittee Reports:

Chair Sweeney reminded the Board about the upcoming adoption of the New Zoning Ordinance (NZO) scheduled for the City Council hearing on Tuesday, July 11, 2017 at 2:00 p.m., and announced that he will be attending, but not speaking, at tomorrow's hearing.

### **REVIEW AFTER FINAL**

**1. 1703 LA VISTA DEL OCEANO DR**

**E-1 Zone**

**(3:10)**

Assessor's Parcel Number:	035-480-059
Application Number:	MST2005-00018
Owner:	Vista Oceano La Mesa Venture, LLC
Agent:	Brent Daniels
Architect:	Zehren & Associates
Landscape Architect:	Arcadia Studio

(Proposal to construct a 4,484 square foot, single-family residence, with a 713 square foot, two-car garage, located on a 43,738 square foot lot in the Hillside Design District. This is lot two (2) of the subdivision approved under master application MST2003-00227.)

**(Review After Final is requested for substantial "as-built" alterations to windows, doors, and revised exterior elevations resulting in an increase of 243 square feet.)**

Actual time: 3:12 p.m.

Present: Stephanie Poole, Architect; Brent Daniels, Agent; Sarah Bronstad, Applicant; and Jessica Grant, Project Planner, City of Santa Barbara

Staff comments: Jessica Grant clarified the project details for the Board.

Public comment opened at 3:37 p.m., and as no one wished to speak, it closed.

**Motion:** Continued indefinitely to Full Board with comment for the applicant to return with a redesigned and new approach regarding several of the proposed windows and arch on the front elevation.

Action: Sweeney/Miller, 4/1/0. (James opposed.) Motion carried.

**REVIEW AFTER FINAL****2. 1708 LA VISTA DEL OCEANO LN****E-1 Zone**

**(3:50)** Assessor's Parcel Number: 035-480-063  
Application Number: MST2005-00022  
Owner: Vista Oceano La Mesa Venture, LLC  
Agent: Stephanie Poole  
Architect: Zehren & Associates

(Proposal to construct a 3,814 square foot single-family residence at 1708 La Vista Del Oceano (Lot 6) with a 676 square foot three-car garage on a 45,023 square foot lot in the Hillside Design District. Proposal includes approximately 650 cubic yards of earthwork beneath the main building footprint and 1,750 cubic yards of earthwork outside of the main building footprint.)

**(Review After Final is requested for substantial "as-built" alterations to windows, doors, and revised exterior elevations.)**

Actual time: 4:01 p.m.

Present: Stephanie Poole, Architect; Brent Daniels, Agent; Sarah Bronstad, Applicant; and Jessica Grant, Project Planner, City of Santa Barbara

Public comment opened at 4:05 p.m., and as no one wished to speak, it closed.

**Motion: Approval of Review After Final with the comment that the Board reviewed the plans and found that the changes to the proposed project are acceptable and in keeping with SFDB Guidelines.**

Action: Miller/Moticha, 5/0/0. Motion carried.

**FINAL REVIEW****3. 727 SAN ROQUE RD****E-1/SD-2 Zone**

**(4:30)** Assessor's Parcel Number: 053-061-004  
Application Number: MST2016-00559  
Owner: Wilson Scott & Carlene  
Applicant: Hyun Bae Cho  
Architect: Dawn Sherry

(Proposal for additions and alterations to an existing 1,425 square foot multi-story single-family residence and 373 square foot detached garage. The proposal includes the demolition of the existing 373 square foot detached garage and construction of a new 629 square foot attached garage. The proposal also includes a lower level addition of 1,149 square feet, main level addition of 155 square feet, an upper level addition of 833 square feet and permitting an "as-built" 74 square foot addition. Other site improvements include relocating the main entry, new doors, windows, interior reconfigurations and a 96 square foot upper-level deck. The proposed total of 4,265 square feet on a 30,728 square foot lot located in the Hillside Design District, is 89% of the guideline maximum floor to-lot-area ratio (FAR). This proposal will address violations in identified in Zoning Information Report ZIR2008-00193.)

**(Final Approval is requested; Project was last reviewed March 6, 2017.)**

Actual time: 4:12 p.m.

Present: Hyun Bae Cho, Applicant; and Scott Wilson, Owner

Public comment opened at 4:18 p.m., and as no one wished to speak, it closed.

**Motion: Continued indefinitely to Consent with comments:**

1. Return with a color and materials board.
2. Return with all details called out on the plans, specifically the windows and garage door, and provide a sample of the proposed pavers in the chosen colors and patterns.

Action: Moticha/Miller, 5/0/0. Motion carried.

**\* MEETING ADJOURNED AT 4:22 P.M. \***