



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### JULY 24, 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 3:01 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Miller, James, Moticha (at 3:04 p.m.), and Richards  
Members absent: None  
Staff present: Limón (until 3:08 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 **July 10, 2017**, as submitted.

Action: Miller/James, 4/0/0. (Moticha absent.) Motion carried.

#### C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 17, 2017**, as reviewed by Board Members Sweeney and James.

Action: James/Miller, 4/0/0. (Moticha absent.) Motion carried.

Motion: Ratify the Consent Calendar of **July 24, 2017**, as reviewed by Board Members Sweeney and James.

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

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

1. Renee Brooke, City Planner, announced Jaime Limón's pending retirement this week on July 27, 2017, and the promotion of Irma Unzueta, Project Planner II, to fill that vacancy and oversee Design Review.
2. Mr. Limón complimented the Board on its diligence regarding topics under its purview, such as neighborhood impacts and compatibility, and appeals to City Council. The Board thanked Mr. Limón for his long-term commitment and dedication to the City of Santa Barbara.

E. Subcommittee Reports:

Chair Sweeney reported on a meeting with staff regarding the Accessory Dwelling Unit (ADU) ordinance; he withheld his comments until the first item discussion.

## **DISCUSSION ITEM**

### **1. ACCESSORY DWELLING UNIT (ADU) ORDINANCE**

**(3:10)**

Staff:

Rosie Dyste, Project Planner

(Staff discussion of the state's requirements for Accessory Dwelling Units (ADUs), the City's consideration of ADU standards related to design review, and the City's proposed project-specific design standards for administrative approval. Release of the Draft ADU Ordinance for public and Planning Commission review is anticipated in late summer 2017.)

Actual time: 3:08 p.m.

Present: Rosie Dyste, Project Planner; and Renee Brooke, City Planner

Public comment opened at 3:27 p.m.

Nancy Mulholland stated there is a need for less unduly burdened affordable housing, and the restrictions on ADUs in lots zoned R-3 or R-4 and under 5,000 square feet are in violation of the state law and should be eliminated.

Public comment closed at 3:30 p.m.

**Discussion held.**

Board comments:

1. Board Member Miller requested clarification on screening regulations applicable to ADUs or non-ADUs, with staff to clarify at a later time.
2. Board Member Moticha requested clarification on the Board's purview of single locations around the City. He also commented on existing ADUs regarding the expense and compliance involved with new ADUs.
3. Board Member James requested clarification on regulating ADUs with regard to floor-to-lot area ratios (FARs) and if accessory dwelling units, decks, etc. would count toward the FAR calculation of project square footage, and Ms. Brooke confirmed that certain ADUs would count toward the FAR calculation. Board Member James also requested staff clarification of the Housing Element Plan (H-15) regarding site plans and flexibility.
4. Board Member Miller had concerns regarding high density units and impacts to quality of life, traffic, and public transportation.
5. Chair Sweeney commented that local architects were recognized at the most recent ADU meeting. He also requested staff clarification on square footage, additions such as decks, neighborhood compatibility, and what denotes a "neighborhood" for ADU projects.

**REVIEW AFTER FINAL****2. 418 E ALAMAR AVE****E-3 Zone****(3:50)**

Assessor's Parcel Number:	053-201-002
Application Number:	MST2016-00129
Owner:	Tina Jill Takaya
Designer:	Christophe De Rose

(Proposal for a 184 square foot sunroom addition on the front of an existing 1,676 square foot, one-story, single-family residence with a 592 square foot detached two-car garage and accessory unit. The project includes a new two-foot tall planter and seven-foot tall wall with pedestrian and vehicular entry gates along the front property line, and hardscape and landscaping changes in the front yard. The proposed total of 2,452 square feet on a 9,024 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). No changes are proposed to the existing detached garage and bedroom. An administrative exception to fence and hedge height limitations is requested. This project will address violations identified in Zoning Information Report ZIR2009-00476.)

**(Review After Final is requested for an "as-built" wall revision. Project was last reviewed on Consent. Staff is requesting the Board take action on this revision request.)**

Actual time: 3:40 p.m.

Present: Tina Jill Takaya, Owner

Staff comments: Mr. Limon clarified staff's concerns regarding the proposed wing wall.

Public comment opened at 3:47 p.m., and as no one wished to speak, it closed.

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

1. The Board did not find the existing wing wall configuration to be problematic, and once the stone facia and proposed landscaping are installed, the impact of the wall should be reduced.
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 to the project's appropriateness and compatibility to the Alamar neighborhood; consistency and appearance; quality of architecture and construction materials; landscaping; protection of public health, safety, and welfare; and compliance with good neighborhood guidelines.
3. The Board left the decision to include adding *ficus pumila* plantings to the proposed landscaping.

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

**PROJECT DESIGN REVIEW****3. 820 CENTINELA LN****A-1 Zone****(4:10)**

Assessor's Parcel Number: 047-110-010  
 Application Number: MST2016-00526  
 Owner: Compton Family Trust  
 Agent: SEPPS

(Proposal to demolish an existing two-story 4,015 square foot single-family residence and construct a new 5,861 square foot one-story single-family residence with a 4,807 square foot basement below including 1,873 square feet of workshop space and a 753 square foot three-car garage. Also proposed is the removal of approximately 8 trees. The project includes approximately 1,749 cubic yards of grading cut under the building footprint, 355 cubic yards of grading cut outside the building footprint, with the grading fill balanced on-site. Additional site improvements include a new swimming pool, hot tub, garden shed, 6-foot high gate, gate wall and motor court area. The proposed total of 8,581 square feet on a 1.5 acre lot located in the Hillside Design District is 163% of the guideline maximum floor-to-lot area ratio (FAR). The project is requesting Staff Hearing Officer review for a Zoning Modification to provide more than 750 square feet of garage accessory space.)

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution 024-17 and was last reviewed December 12, 2016.)**

Actual time: 3:53 p.m.

Present: Trish Allen, Agent; Dave Mendro, NMA Architects; Patrick Berg, NMA Architects; Stacy Fausset, Landscape Architect; and Mary Compton, Owner

Staff comments: Ms. Mamulski stated that the Board cannot take action on the item today because it must be re-noticed with a corrected project description.

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

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

1. The Board appreciated the proposed style of architecture.
2. Restudy to reduce the amount of export in the field to achieve a better balance in the amount of cut and fill.
3. Restudy to reduce amount of lantern effect at the discretion of the designer.
4. The Board agreed that the organic design of the project to the topography of the site gives the appearance of a one-story structure.
5. Restudy the proposed square footage to reduce the floor-to-lot area ratio (FAR).
6. The Board appreciated the proposed landscape plan.

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

**CONCEPT REVIEW (CONT.)****4. 636 AURORA AVE****E-1 Zone****(4:30)**

Assessor's Parcel Number: 035-122-013  
 Application Number: MST2017-00305  
 Applicant: Nicole Trautman  
 Owner: David Saffan

(Proposal to construct a 340 square foot first-floor addition and a new 861 square foot second-story addition to an existing 1,291 square foot, one-story, single-family residence with an attached 391 square foot two-car garage. The proposed total of 2,883 square feet on a 10,584 square foot lot located in the Hillside Design District is 78% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for additions within the required 10-foot interior setback. This project will address violations in Zoning Information Report ZIR2010-00555.)

**(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review and was last reviewed June 26, 2017.)**

Actual time: 4:34 p.m.

Present: Carl Schneider, AIA, CSA Architects; and David and Elaine Saffan, Owners

Mr. Schneider stated that he received a signed petition of adjacent neighbors who did not have any issues with the proposed project.

Public comment opened at 4:40 p.m.

The following people expressed opposition or concerns:

1. Nick D'Incelli requested a slight redesign, a reduction in height, and for the applicant and owners to work together with the adjacent neighbors.
2. Joan Coil spoke of her potentially blocked public view of the ocean, neighborhood compatibility, and the proposed large frontage, which she requested moved back.
3. David and Elaine Saffan detailed the lot constraints of the building and efforts to preserve private views.
4. Correspondence from Nick and Rosalyn D'Incelli was acknowledged.

Public comment closed at 4:50 p.m.

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

1. The Board supported and found that the proposed modification request for the proposed additions within the required 10-foot interior setback are aesthetically appropriate and didn't pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. Study lowering the second-floor plate height with the proposed vaulted ceiling system to 7 feet to minimize bulk issues.
3. Study moving the front of the second-story element forward to reduce impacts to adjacent neighbors and help promote neighborhood compatibility.
4. The Board strongly encouraged the applicant and owners to meet and work together with adjacent neighbors to comply with Good Neighbor Guidelines and promote neighborhood compatibility.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 509 LA MARINA DR****E-3 Zone****(5:00)**

Assessor's Parcel Number:	035-211-015
Application Number:	MST2017-00402
Owner:	Gannon Sutter
Architect:	Ricky Moraga

(Proposal for additions and alterations to an existing 1,365 square foot one-story single family residence with an attached 515 square foot two-car garage. The proposed project includes a one-story addition of 81 square feet, a second-story addition of 507 square feet and an interior remodel of 105 square feet. Other site improvements include a new 165 square foot patio cover over an existing patio and a new 53 square foot second-story deck. The proposed total of 2,468 square feet on a 10,700 square foot lot located in the Hillside Design District is 65% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

Actual time: 5:12 p.m.

Present: Ricky Moraga, Architect; and Annemarie and Gannon Sutter, Owners

Public comment opened at 5:20 p.m.

**The following people expressed opposition or concerns:**

1. Paul Rubel spoke of concerns regarding preservation of his private views, and requested a shift westerly of the east wall, a flatter second-floor roof line, and opaque glass for the north window for privacy protection of his dining room and backyard.
2. Elliott MacDougall and Brian Sawicki both spoke of concerns regarding preservation of hillside private views and monetary impacts, and expressed appreciation for the Board's site visit and the owner's maintenance of the project site trees.
3. Erin Muslera spoke of concerns regarding backyard privacy impacts of the proposed adjacent project construction and any precedents set regarding the blocking of private views.
4. Anastacha O. Rousso spoke of concerns regarding preservation of her private views.
5. Javier Muslera spoke of concerns regarding preservation of his private views.

6. Correspondence from Gloria Antoniou was acknowledged.

Public comment closed at 5:32 p.m.

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

1. Provide longitudinal and horizontal site cross sections of the proposed plans, and other building sections as needed, which show the location of existing and proposed windows and those in relation to neighboring adjacent windows.
2. Provide aerial photographs via Google Earth of the project site in relation to adjacent neighbors.
3. Provide finished grade elevations and a streetscape that shows the existing stepping-down slope topography of the site.
4. Restudy lowering the proposed second-story plate height, preferably to 7 feet, 6 inches.

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

**\* MEETING ADJOURNED AT 5:55 P.M. \***