



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

AUGUST 7, 2017

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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:
Irma Unzueta, Design Review Supervisor
Katie Mamulski, Planning Technician
Krystal Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:06 p.m. by Vice Chair Miller.

ATTENDANCE

Members present: Miller, James, Moticha, and Richards
Members absent: Sweeney
Staff present: Mamulski and Vaughn

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 24, 2017**, as submitted.
Action: James/Moticha, 4/0/0. (Sweeney absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 31, 2017**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Richards, 4/0/0. (Sweeney absent.) Motion carried.

Motion: Ratify the Consent Calendar of **August 7, 2017**, as reviewed by Board Members Moticha and James.

Action: Moticha/Richards, 4/0/0. (Sweeney absent.) Motion carried.

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

No announcements.

- E. Subcommittee Reports:

No subcommittee reports.

PROJECT DESIGN REVIEW

1. 940 ALSTON RD

A-2 Zone

(3:10)

Assessor's Parcel Number: 015-173-028
Application Number: MST2016-00444
Owner: Inken H Gerlach & Charles R Rudd
Agent: Kas Seefeld

(This is a revised project description. Proposal to construct a new 5,126 square foot two-story single family residence with a 393 square foot basement, 440 square foot detached garage and 499 square foot detached accessory structure on a previously undeveloped site. Proposed site improvements include 978 square feet of decks, a 22'x12' swimming pool, spa and new site landscaping including the removal of one palm tree. Approximately 711 cubic yards of cut and 677 cubic yards of fill will occur with 34 cubic yards to be balanced on-site. The proposed total of 5,625 square feet on 1.72 acre lot located in the Hillside Design District is 105% of the guideline maximum floor to-lot-area ratio (FAR). Staff Hearing officer Review for a requested Zoning Modification to allow an accessory building to be located in the remaining front yard was approved.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 052-17. Project was last reviewed January 23, 2017.)

Actual time: 3:18 p.m.

Present: Kas Seefeld, Architect; Jessica Harlan, Landscape Architect; and Charles Rudd, Owner

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The Board made the finding that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project.
2. The Board made the finding that the project met the Hillside Design District and Sloped Lot Findings criteria as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code.
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; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

4. The Board appreciated the reduction of the FAR from 105% to 102%.
5. The Board accepted the 9 foot, 6 inch plate height on the accessory structure because it is deep within the topography of the site and cannot be seen from any neighboring viewpoint.
6. The Board's approval is subject to the Standard Short-Term Construction-Related Conditions dated August 7, 2017.
7. The Board made the finding that the project complies with Staff Hearing Officer Resolution No. 052-17.

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

CONCEPT REVIEW (CONT.)

2. 23 WADE CT

E-3/SD-3 Zone

(3:40)

Assessor's Parcel Number: 047-071-020
 Application Number: MST2017-00073
 Architect: Jeff Shelton
 Owner: Carol & Came Shaw

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed March 6, 2017.)

Actual time: 3:49 p.m.

Present: Jeff Shelton, Architect

Public comment opened at 3:59 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. The Board appreciated the lowered ceiling height.
2. The landscape plan is acceptable as proposed.
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; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

Action: Moticha/James, 4/0/0. (Sweeney absent.) Motion carried.
The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

3. 315 LA MARINA DR

E-3/SD-3 Zone

(4:10) Assessor's Parcel Number: 045-161-004
Application Number: MST2017-00412
Owner: Heidi Switzer
Architect: Wade Davis Design

(Proposal for additions and alterations to an existing 1,349 square foot, one-story, single-family dwelling with an attached 233 square foot one-car garage. The proposal includes demolishing 40 square feet and constructing 250 and 446 square feet of first- and second-story additions, respectively. Other site improvements include an interior remodel and 311 square feet of new covered and uncovered second-story decks. The proposed total of 2,238 square feet of development on a 5,790 square foot lot is 85% of the maximum allowable floor-to-lot-area ratio (FAR). Project is located in the Non-Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

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

Actual time: 4:04 p.m.

Present: Akiko Wade Davis and Jim Davis, Architects, Wade Davis Design

Staff comments: Ms. Mamulski stated that the project requires Staff Hearing Officer review and no action can be taken today.

Public comment opened at 4:11 p.m.

Gillette Hall, neighbor, spoke in support and advised that they are also going to be conducting a remodel of their home and are more than willing to collaborate to keep the designs compatible.

Public comment closed at 4:13 p.m.

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

1. The proposed non-conforming garage is aesthetically appropriate and does not pose consistency issues with design guidelines or required findings.
2. The Board expressed that the addition is modest and requested that the applicant return with a site section and show the adjacent neighboring properties.
3. The applicant is to study and provide alternate roof material options.
4. The proposed deck is in keeping with the project's size, bulk, and scale.

Action: James/Richards, 4/0/0. (Sweeney absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1117 HARBOR HILLS DR****E-1 Zone**

(4:40) Assessor's Parcel Number: 035-314-019
Application Number: MST2017-00431
Owner: Akila Krish
Architect: James Lecron

(Proposal to demolish an existing 2,075 square foot one-story, single-family dwelling with an attached 460 square foot two-car garage, and construct a new 2,939 square foot, one-story, single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot-area ratio (FAR). Staff Hearing Officer review is requested for new construction within the required 30-foot front setback.)

(Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request.)

Actual time: 4:25 p.m.

Present: James Lecron, Architect

Public comment opened at 4:31 p.m.

Janet Callaway spoke with concerns regarding the integrity of the shared hillside and wanted more information on how the developer will address potential grading issues.

Public comment closed at 4:34 p.m.

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

1. The proposed modification to the front yard setback is aesthetically appropriate.
2. The applicant is to return with site sections through the north and south portions of the project.
3. The applicant is to provide a full landscape plan.
4. The applicant is to provide top and bottom wall elevations of the back deck, terrace, and wall heights.

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

*** MEETING ADJOURNED AT 4:43 P.M. ***