



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### AUGUST 21, 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:**  
Irma Unzueta, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Krystal Vaughn, 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, James, and Moticha  
Members absent: Richards  
Staff present: Mamulski and Vaughn

#### GENERAL BUSINESS

A. Public Comment:

Correspondence from Kip Fulbeck and Berni Bernstein regarding the story poles at 1631 Shoreline Drive, was discussed and acknowledged.

Ms. Mamulski explained that when 1631 Shoreline Drive is scheduled to return to the Single Family Design Board, it will be officially re-noticed.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **August 7, 2017**, as submitted.  
Action: Miller/Moticha, 4/0/0. (Richards absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 14, 2017**, as reviewed by Board Members Sweeney and James.  
Action: James/Miller, 4/0/0. (Richards absent.) Motion carried.

Motion: Ratify the Consent Calendar of **August 21, 2017**, as reviewed by Board Members Sweeney and James.

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

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

1. Ms. Mamulski announced the following:
  - a. The applicant for the project at 288 Cannon Drive withdrew their appeal request.
  - b. Board Member Richards will be absent from today's meeting.
  - c. Chair Sweeney will be unable to attend the Tuesday, September 5, 2017 Full Board meeting.
2. Board Member Moticha announced that he will also be unable to attend the Tuesday, September 5, 2017 Full Board meeting.

E. Subcommittee Reports:

Chair Sweeney announced that he provided staff with comments regarding the new ordinance proposal for Accessory Dwelling Units (ADU) and explained that he submitted his comments as a private citizen, not as a representative of the Board or any other entity. He advised that if Board Members wished to see the comments, he would email them a copy.

## **MISCELLANEOUS ITEM**

### **1. 23 WADE CT**

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

**(3:10)**

Assessor's Parcel Number:	047-071-020
Application Number:	MST2017-00073
Architect:	Jeff Shelton
Owner:	Carol and 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.)

**(Project Design Approval was granted on August 7, 2017 without the necessary environmental finding. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

Actual time: 3:16 p.m.

Present: Jeff Shelton, Architect

Public comment opened at 3:18 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.
4. 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.

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

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****2. 820 CENTINELA LN****A-1 Zone****(3:15)**

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

(This is a revised project description. Proposal to demolish an existing two-story, 4,015 square foot residence and construct a new 5,801 square foot, one-story single-family residence with a 5,660 square foot basement, which includes a 795 square foot garage and 2,028 square foot workshop. The project includes approximately 1,968 cubic yards of grading cut under the building footprint, 1,494 cubic yards of grading cut outside the building footprint, 3,413 cubic yards of fill, and 49 cubic yards export. The project proposes the removal of 10 fruit trees, 2 Tipuana trees, and 4 Jacaranda trees, the relocation of 4 Olive and 2 Oak trees, and the addition of 2 new Oak trees. Additional improvements include a new swimming pool, trellis-covered garden patio, and motor court area. The proposed total of 8,631 square feet on a 65,340 square foot lot located in the Hillside Design District is 163.5% of the guideline maximum floor-to-lot-area ratio (FAR). The project received Staff Hearing Officer approval for a Zoning Modification to provide more than 750 square feet of garage accessory space.)

**(Project Design Approval is requested. The project must comply with Staff Hearing Officer Resolution 024-17. Project was last reviewed July 24, 2017.)**

Actual time: 3:20 p.m.

Present: Dave Young, Architect; Trish Allen, Agent; and Stacy Fausset, Landscape Architect

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval with comments:**

1. The Board appreciated that the applicant reduced the amount of earth removed while still achieving the needed grading.
2. The Board appreciated how the applicant handled the lighting and landscaping.
3. The Board's approval is subject to the Standard Short-Term Construction-Related Conditions dated August 21, 2017.
4. 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.
5. The Board made the finding that the project met the Grading Findings criteria as stated in Subsection 22.69.050.C of the City of Santa Barbara Municipal Code.
6. The Board made the finding that the project met the Vegetation Removal Findings criteria as stated in Subsection 22.69.050.D of the City of Santa Barbara Municipal Code.
7. 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.
8. The Board found that the project complies with Staff Hearing Officer Resolution No. 024-17.
9. The Board recognized that the applicant proposes 49 cubic yards of export.
10. The Board recognized that the 163.5% FAR is unique to this site and acceptable in this specific case only.
11. The proposal for non-reflective glass railings at a portion of the southwest and southeast portion of the first-floor terrace is acceptable in this case only.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 1563 SYCAMORE CANYON RD****A-1 Zone****(3:45)**

Assessor's Parcel Number: 019-320-010  
 Application Number: MST2017-00439  
 Owner: Bill Cottingham

(Proposal to construct a new 1,081 square foot, one-story single-family residence with an attached 464 square foot two-car garage on a currently vacant lot. Other site improvements include minor landscaping and site paving. The proposed total of 1,545 square feet of development on a 23,654 square foot lot located in the Hillside Design District is 33% of the guideline maximum floor-to-lot area-ratio (FAR).)

**(Action may be taken if sufficient information is provided. The project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan.)**

Actual time: 4:01 p.m.

Present: Bill Cottingham, Owner

Public comment opened at 4:09 p.m.

The following people expressed opposition or concerns:

1. Wayne Goldwyn, neighbor, requested that the property be built as far away from his property line as possible.
2. Jeanine Molet, neighbor, had concerns regarding the bamboo hedge and asked the applicant to consider moving the bamboo hedge back to avoid light disruption on her property.

Public comment closed at 4:16 p.m.

**Motion: Continued indefinitely with comments:**

1. Provide a conceptual landscape plan that shows the house in relation to the creekside setback, the proposed privacy screening, and how water will be directed away from the house.
2. Study using permeable pavers in lieu of the concrete proposed.
3. The proposed bamboo hedge should be *podocarpus* bamboo or an alternate bamboo that can be maintained at eight feet.
4. Study the use of single-ply roofing, asphalt, or felt and gravel as the project's roofing material.
5. Provide color options for the project.
6. Study implementing more detail in the architecture.

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

## **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

### **4. 2417 MEDCLIFF RD**

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

**(4:15)** Assessor's Parcel Number: 041-330-014  
Application Number: MST2017-00470  
Owner: Delson Family Trust  
Applicant: Joe Andrulaitis

(Proposal to construct a new 444 square foot, one-story addition to an existing 2,364 square foot, one-story single-family residence with an attached 455 square foot two-car garage. The proposed total of 3,263 square feet of development on a 31,720 square foot lot located in the Hillside Design District is 68% of the guideline maximum floor-to-lot-area ratio (FAR). The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Comments Only. The project requires Planning Commission review for a Coastal Development Permit.)**

Actual time: 4:38 p.m.

Present: Joe Andrulaitis, Architect; and Kelly Brodison, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Brodison stated that this project will be going to the Staff Hearing Officer and the Board will need to provide comments on the style of the architecture.

Public comment opened at 4:44 p.m., and as no one wished to speak, it closed.

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

1. The Board found the architectural plan proposed acceptable.
2. The Board believed that it would be able to make the appropriate findings necessary to move the project forward.
3. The Board found the general shape, size, bulk, scale, square footage, and location, which is away from the ocean and moved to the interior courtyard, acceptable as proposed.

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

### **CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

#### **5. 520 STANLEY DR**

**E-3/SD-2 Zone**

**(4:45)**

Assessor's Parcel Number: 051-191-019  
Application Number: MST2017-00324  
Owner: Alma Bayquen 2014 Revocable Trust  
Designer: Louis Robinson

(Proposal to construct a new 791 square foot, second-story addition to an existing 1,563 square foot, one-story single-family residence with an attached 392 square foot two-car garage. The project includes a total of 107 square feet of new covered and uncovered upper-level decks. Other site improvements include a new trash enclosure, new tank-less water heater, and solar panels that are proposed under a separate permit. The proposed total of 2,746 square feet of development on a 6,440 square foot lot is 98% of the maximum allowable floor-to-lot-area ratio (FAR).)

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

Actual time: 4:47 p.m.

Present: Louis Robinson, Designer

Public comment opened at 4:55 p.m., and as no one wished to speak, it closed.

**Motion:** **Continued indefinitely with comments:**

1. Restudy the south elevation, specifically how the fireplace and stairwell are addressed.
2. Restudy the roof shape on the second floor to be more consistent with existing.
3. Study the compatibility of the windows so they are more in keeping with the overall character of the house.
4. Study the upper window on the east elevation so as to avoid a lantern effect.
5. Consider reducing the second-floor plate height to 7'-6" in an effort to minimize the impact of the second-story addition.
6. The Board found the existing landscaping acceptable as proposed.
7. Study reducing the project's FAR from 95% to as close to 85% as possible.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1199 HARBOR HILLS DR****E-1 Zone****(5:15)**

Assessor's Parcel Number: 035-312-007  
Application Number: MST2016-00025  
Owner: Howland Family Trust  
Architect: Richard Thorne

(Proposal to construct 1,184 square feet of additions to an existing 2,591 square foot, one-story single-family residence with a basement and an attached 406 square foot two-car garage. Of the 1,184 square feet of new additions, 1,101 square feet will be in addition to the main residence and 83 square feet will be added to the garage. Other site improvements include an interior remodel, a new covered porch, new concrete walkway, new retaining wall, new stairs, and the removal of one tree. Approximately 287 cubic yards of cut and 13 cubic yards of fill will occur on site. The proposed project will receive a basement credit of 325 square feet for portions 4' or less. The proposed total of 3,856 square feet of development on a 10,918 square foot lot located in the Hillside Design District is 100% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer Review is required for Zoning Modification requests to allow encroachments within the required front and interior setbacks.)

**(Comments Only. The project requires Staff Hearing Officer review for Zoning Modification requests.)**

Actual time: 5:19 p.m.

Present: Richard Thorne, Architect

Public comment opened at 5:35 p.m., and as no one wished to speak, it closed.

**Motion: Continued indefinitely with comments:**

1. Provide an elevation of what is existing, including all the sides of the geometry.
2. Provide an elevation with the proposed changes on the same page as the existing home elevation so that they can be seen side by side.
3. The Board requested that the applicant return with the square footage for each of the proposed decks.
4. The Board requested that the applicant consider reducing the overall size of the decks.
5. The Board requested that the applicant return with a deck railing system that does not include glass railings and look into other methods of mitigating any wind concerns.
6. Study ways to reduce the square footage of the house and bring the FAR closer to 85%.
7. The applicant should not introduce side decks towards the neighboring property at the east and west.
8. If changes are made to the east and west elevations, the applicant is to identify the location of windows within the home at 1187 Harbor Hills Drive and/or 1211 Harbor Hills Drive so that the Board can understand the relationship and potential privacy issues.

9. The Board stated that it would exercise its responsibility to maintain the Single Family Design Board Guideline that all decks be located no closer than 15 feet off any property line.
10. The applicant is to return with a suggested set of materials and colors to aid the Board in understanding what is proposed for the architectural siding, roofing materials, and deck materials.
11. The Board indicated that it could find the modifications architecturally acceptable once it fully understood what the elements looked like.
12. Restudy the front entry.

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

**\* MEETING ADJOURNED AT 5:53 P.M. \***