



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

OCTOBER 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*
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 M. Vaughn, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Moticha, and Richards
Members absent: James
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 **October 16, 2017**, as submitted.
Action: Miller/Moticha, 3/0/1. (Miller abstained. James absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 23, 2017**, as reviewed by Board Members Moticha and Richards.
Action: Moticha/Miller, 4/0/0. (James absent.) Motion carried.

Motion: Ratify the Consent Calendar of **October 30, 2017**, as reviewed by Board Members Moticha and Richards.
Action: Moticha/Richards, 4/0/0. (James absent.) Motion carried.

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

Ms. Mamulski announced that the Advisory Group applications will be open until Thursday, November 2, 2017 at 5:30 p.m. The Single Family Design Review Board has 2 vacancies; one for a member of the public at large, and the second for an individual with professional qualifications. More information is available on the City's website under the Boards and Commissions page.

- E. Subcommittee Reports:

No subcommittee reports.

FINAL REVIEW

- 1. 1638 PAYERAS ST** **E-3/SD-3 Zone**
(3:10) Assessor's Parcel Number: 045-022-005
 Application Number: MST2017-00506
 Owner: Steven Camarillo
 Applicant: Jacob Niksto

(Proposal to construct 930 square feet of first- and second-story additions to an existing 1,588 square foot, one-story single-family residence with a 406 square foot attached garage. A 162 square foot attached Accessory Dwelling Unit (ADU) is also proposed; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Other site improvements include door and window replacements, an interior remodel, and demolishing the existing covered patio in the backyard. The proposed project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review. The proposed total of 2,356 square feet of development (excluding the ADU) on an 8,045 square foot lot is 74% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed September 18, 2017.)

Actual time: 3:13 p.m.

Present: Steven Camarillo, Owner; Jacob Niksto, Architect; and Sean McLachlan, Landscape Contractor

Public comment opened at 3:16 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with comment:

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; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

2. 2507 MESA SCHOOL LN

E-3/SD-3 Zone

(3:30)

Assessor's Parcel Number: 041-311-002
Application Number: MST2017-00550
Owner: Robert & Mad Towery

(Proposal to construct 1,348 square feet of first- and second-story additions to an existing 1,014 square foot, one-story single residential unit with an attached 424 square foot two-car garage. Other site improvements include an interior remodel of 162 square feet, a new 155 square foot covered patio, new clay two-piece mission tile roof, and window replacements. The proposed total of 2,362 square feet on a 6,319 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The project will address violations in Zoning Information Report ZIR2015-00604. Staff Hearing Officer review is requested for an Open Yard Modification, Front Setback Modification, and Interior Setback Modification. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires a Coastal Development Permit.)

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

Actual time: 3:20 p.m.

Present: Robert Towery, Owner; and Allison DeBusk, Project Planner, City of Santa Barbara

Public comment opened at 3:39 p.m.

The following people expressed opposition or concerns:

1. Nancy Furguson, neighbor, expressed that the size, bulk, and scale are incompatible with the neighborhood and provided suggestions on design alterations that could be implemented to mitigate her concerns.
2. Correspondence from Berni Bernstein was acknowledged.

Public comment closed at 3:43 p.m.

Motion: Continue indefinitely with comments:

1. Study the cypress tree and identify how fencing or landscaping will fit around it.
2. Study how the fence will be treated in the front yard.
3. The plate heights at the garage and second story are unacceptable as proposed. Study ways to bring them down in height.
4. Adjust the second-story addition so that it is less boxy and more in keeping with what is existing.
5. Provide photos of the pond and indicate what is existing and what is proposed.
6. Study the sliding back doors that lead into the backyard at the west.
7. Study the location and design of all the windows and consider using a Spanish style solution.
8. Consider how the skylights are going to fit in with the proposed roof.

9. Consider changing the pitch of the new roof to be the same as what is existing.
10. Further develop the project's drawings and illustrate what the home will actually look like, as opposed to providing only AutoCAD renderings.
11. The Board would like to note that the covered patio and fireplace as delineated on the south elevation may not be acceptable as it puts in play another potential room enclosure.
12. Provide a full section from the garage door to the back of the building.
13. Provide an elevation of the fence along the entire front of the building.
14. Provide the design and function of the windows being proposed.
15. Reduce the driveway size, provide the permeable paver material, and identify where it will be located.
16. Provide a preliminary landscape plan.

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

REVIEW AFTER FINAL

3. 1702 LA VISTA DEL OCEANO DR

RS-15 Zone

(4:00)

Assessor's Parcel Number:	035-480-061
Application Number:	MST2005-00020
Owner:	Vista Oceano La Mesa Venture, LLC
Agent:	Brent Daniels
Architect:	Zehren & Associates
Landscape Architect:	Arcadia Studio

(Proposal for revisions to the previously approved project, to include enclosing a 400 square foot covered porch into a new family room, adding a new fireplace and chimney, adding four new windows, and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposal results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for substantial "as-built" alterations. Project was last reviewed September 9, 2013.)

Actual time: 4:15 p.m.

Present: Sarah Bronstad and Jarrett Gorin, Vanguard Planning; Stephanie Poole, Zehren and Associates; and Jessica Grant, Project Planner, City of Santa Barbara

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with comments:

1. After review of the submitted drawings, the Board accepted the elevations that are now delineated as "as-built conditions on the east elevation," including the design of the garage doors on the two-car garage.
2. The Board accepted the elevation changes to the trellis, second-floor balcony, and window configurations depicted on the south elevation, Sheet A2.1 revised.
3. The Board accepted the elevations that have been changed to "as-built conditions on the west elevation," as depicted on Sheet A2.2.

4. The Board requested that staff confirm that the air conditioning units, indicated on the west elevation, are in the correct area and are not subject to setback requirements.
5. The Board approved the changes on the “as-built conditions on the north elevation,” as depicted on Sheet A2.2 revised.
6. The Board approved the elevation material, door, and window changes shown on the detached garage structure, as depicted on Sheet A2.3 revised.
7. The Board requested that staff confirm the location of the air conditioning unit shown on the east property area and verify the location is appropriate as depicted on Sheet A1.1 revised.
8. The Board requested that the plan set include a site plan so the documents are complete.

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

REVIEW AFTER FINAL

4. 1706 LA VISTA DEL OCEANO LN

RS-15 Zone

(4:30)

Assessor's Parcel Number: 035-480-062
 Application Number: MST2005-00021
 Owner: Vista Oceano La Mesa Venture, LLC
 Architect: Zehren & Associates

(Proposal for revisions to the previously approved project, which result in a net addition of 370 square feet and an approximately 180 square foot second-level deck addition. The original project, which is currently under construction, is a new 3,525 square foot, two-story single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet and is 93% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final is requested for substantial "as-built" alterations. Project was last reviewed March 18, 2013.)

Actual time: 5:08 p.m.

Present: Sarah Bronstad and Jarrett Gorin, Vanguard Planning; Stephanie Poole, Zehren and Associates; and Jessica Grant, Project Planner, City of Santa Barbara

Staff comments: Ms. Grant explained that this project has two different addresses as the original review went under 1706 La Vista Del Oceano and was subsequently changed during the permitting process and is now 1704 La Vista Del Oceano, lot 5. This project received Architectural Board of Review Final Approval on January 30, 2006 and appeared before the SFDB on June 4, 2012 and March 18, 2013 for alterations to the pool size and configuration, associated hardscape, landscaping, and irrigation. The building permit was issued on December 4, 2007, and the project received its Certificate of Occupancy on December 22, 2013.

Public comment opened at 5:19 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final as submitted.

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

REVIEW AFTER FINAL**5. 1703 LA VISTA DEL OCEANO DR****RS-15 Zone****(5:00)**

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. Project was last reviewed July 10, 2017.)

Actual time: 5:21 p.m.

Present: Sarah Bronstad and Jarrett Gorin, Vanguard Planning; Stephanie Poole, Zehren and Associates; Christopher A. Jacobs, Attorney, Brownstein Hyatt Farber Schreck; and Jessica Grant, Project Planner, City of Santa Barbara

Public comment opened at 5:30 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final as submitted.

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

CONCEPT REVIEW (CONT.)**6. 636 AURORA AVE****RS-15 Zone****(5:30)**

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

(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.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project must comply with Tier 3 Storm Water Management Program and was last reviewed July 24, 2017.)

Actual time: 5:36 p.m.

Present: Carl Schneider, Architect

Public comment opened at 5:43 p.m.

The following people expressed opposition or concerns:

1. Joan V. Coil, neighbor, expressed that the proposed second-story addition will block her ocean and shoreline views and depreciate the value of her property. She suggested the applicant utilize the flat land in the front yard for the addition.
2. Rosalyn Dincelli, neighbor, explained that the applicant has made a minimal attempt to work with the neighbors and asked that the applicant consider shifting the second-story addition forward and to the left to avoid placing a large wall directly in front of her property's view.
3. Nick Dincelli, stated that he did meet with the architect but is very disappointed as the applicant seems unwilling to work with the neighbors in any fashion. Mr. Dincelli also submitted written public comment and provided images of properties around the neighborhood with second-story additions.

Public comment closed at 5:49 p.m.

Motion: Continue indefinitely with comments:

1. Lower the second floor plate heights to 7' 6".
2. Change the style of the roofs on the second story to a half hip.
3. The Board supported the location of the second-floor addition.
4. The positioning of windows on the north elevation will mitigate privacy issues between the adjacent properties.

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

CONCEPT REVIEW (CONT.)

7. 1035 COYOTE RD

RS-1A Zone

(6:00)

Assessor's Parcel Number:	021-061-005
Application Number:	MST2017-00529
Owner:	Berrett 2009 Family Trust
Architect:	Rick Starnes

(Proposal for a change of use of the existing non-conforming, 428 square foot, single-story building from accessory to single-family use located within the required 35 foot front setback. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. The proposed project also includes 1,046 square feet of additions, 869 square feet of new development, and construction of a new 400 square foot two-car carport. Zoning Modifications are requested to allow the conversion of the workshop/storage to be converted to a single-story residential unit and for the construction of a new two-car garage located within the required front setback. Other site improvements include the demolition of existing structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 2,643 square feet of development on a 25,177 square foot lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests. Project was last reviewed September 18, 2017.)

Actual time: 6:09 p.m.

Present: Rick Starnes, Architect

Public comment opened at 6:16 p.m., and as no one wished to speak, it closed.

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

1. The Board expressed that the size, bulk, and architectural style are appropriate.
2. Provide a landscape plan, limited to the general perimeter of the building itself.
3. Provide the surface material for the driveway.
4. Provide a color board.
5. The modifications are aesthetically appropriate, and the style of architecture and the scale are appropriate and do not pose any consistency issues.

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

*** THE BOARD RECESSED FROM 6:24 TO 6:28 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 1224 HARBOR HILLS DR

RS-15 Zone

(6:30)

Assessor's Parcel Number:	035-480-070
Application Number:	MST2017-00647
Owner:	Cecil Kyte
Applicant:	Hovak Yekiazarian
Architect:	Melisa Turner

(Proposal to construct a new 3,539 square foot, one-story single residential unit with an attached basement and 473 square foot two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 4,012 square feet of development on a 28,459 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment and must comply with Tier 3 Storm Water Management Program.)

Actual time: 6:28 p.m.

Present: Mark Shields, DesignARC

Public comment opened at 6:40 p.m.

Nick Whelan had questions regarding a public pathway across the ravine.

Public comment closed at 6:43 p.m.

Motion: Continue indefinitely with comments:

1. Study implementing a softer overall palette.
2. Provide an elevation of the entry that includes both the neighbor's and the proposed project's entry gate.
3. Provide a conceptual landscape plan.
4. Study reducing the amount of cubic yards of soil that is to be removed from the site.
5. The Board advised that the general approach of the contemporary design can be acceptable once the color and material palette is reviewed.
6. Provide further explanation of how the project will look at night, particularly from down on the Mesa and from the ocean.

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

*** MEETING ADJOURNED AT 7:08 P.M. ***