



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**OCTOBER 16, 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 M. Vaughn, Commission Secretary

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**CALL TO ORDER**

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

**ATTENDANCE**

Members present: Sweeney, James, Moticha, and Richards  
Members absent: Miller  
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 2, 2017**, as submitted.  
Action: James/Moticha, 4/0/0. (Miller absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **October 9, 2017**, as reviewed by Board Members Moticha and Richards.  
Action: Moticha/Richards, 4/0/0. (Miller absent.) Motion carried.

Motion: Ratify the Consent Calendar of **October 16, 2017**, as reviewed by Board Members Moticha and Richards.  
Action: James/Moticha, 4/0/0. (Miller absent.) Motion carried.

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

Ms. Mamulski announced that the Consent Calendar of October 2, 2017, as reviewed by Board Members Moticha and Richards, was approved by the Board on a 4/0/0 vote without a formal motion, and a formal motion and vote will need to occur at today's meeting.

Motion: Ratify the Consent Calendar of **October 2, 2017**, as reviewed by Board Members Moticha and Richards.

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

E. Subcommittee Reports:

No subcommittee reports.

## **FINAL REVIEW**

**1. 3627 CAMPANIL DR**

**RS-1A Zone**

**(3:10)**

Assessor's Parcel Number: 047-101-003  
Application Number: MST2017-00081  
Owner: CDC Devco, LLC  
Designer: Rocci Design

(Proposal to construct 1,031 square feet of one-story additions and alterations to an existing one-story, 2,176 square foot single-family residence with an attached 640 square foot three-car garage. The project proposes demolishing 21 square feet and constructing three attached additions to the residence and garage totaling 1,031 square feet. Other site improvements include major exterior alterations to architectural style, new patios, pool deck, a 65'x12' pool, a new parking area, and landscaping. Total proposed grading outside the main building footprint consists of approximately 183 cubic yards of cut and fill. The proposed total of 3,826 square feet on a 1.32 acre lot located in the Hillside Design District is 74% of the guideline maximum floor to-lot-area ratio (FAR).)

**(Final Approval is requested. Project was last reviewed March 20, 2017.)**

Actual time: 3:07 p.m.

Present: Jerry Rocci, Associate Designer; Charles McClure, Landscape Architect; and Dan Clause, General Contractor

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comments:**

1. The Board recognized that the applicant provided a complete landscape plan, met Tier 3 Storm Water Management requirements, and at the last meeting, met the Neighborhood Preservation Ordinance criteria.
2. The Board appreciated that the site wall is now located outside of the setback.
3. Move the water storage tanks out of the dripline of the Monterey Cypress.
4. The color board is approved as submitted, and due to the bulkiness of the physical copy, the applicant will submit a photocopy of the color board for the project file with a key identifying all color numbers.

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

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****2. 206 NORTHRIDGE RD****RS-1A Zone****(3:40)**

Assessor's Parcel Number: 055-120-014  
 Application Number: MST2017-00519  
 Owner: 206 Northridge Rd, LLC  
 Designer: Kate Svensson

(Proposal for additions and alterations to an existing 2,994 square foot, two-story single-family residence. The proposed project involves demolishing the existing 289 square foot attached two-car carport and constructing a new 470 square foot attached two-car garage. Other site improvements include demolishing 42 square feet on the first floor and 64 square feet on the second floor, an interior remodel of 2,400 square feet, reconfiguration of the main entry, new patios, new windows, doors, and exterior finishes, as well as a new roof and the addition of a fireplace. The proposed project will address violations in ZIR2017-00219. The proposed total of 3,358 square feet of development on a 29,282 square foot lot located in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 3:25 p.m.

Present: Kate Svensson, Designer; and Robert Adams, Earthknower Studio, Landscape Architect

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to Consent with comments:**

1. The Board appreciated the project's progress and changes made based on previous comments.
2. The Board was in support of the new color scheme, proposed rock work, asphalt roof, garage door, and proposed landscape plan.
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 reviewed the 70% FAR and found it to be acceptable.
5. Return with a full irrigation plan and use rotators instead of spray heads for the carex meadow grass areas.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:43 TO 3:57 P.M. \***

### **PROJECT DESIGN REVIEW**

#### **3. 940 ALSTON RD**

**RS-25 Zone**

**(4:10)**

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 4,402 square foot, two-story single-family residence with a 608 square foot basement, 440 square foot detached garage, and 499 square foot detached accessory structure on a previously undeveloped site. Proposed site improvements include 842 square feet of decks, a 34'x12' swimming pool, spa, and new site landscaping, including the removal of one palm tree. Approximately 810 cubic yards of cut and 1,725 cubic yards of fill will occur with 915 cubic yards to be imported. The proposed total of 5,509 square feet on 1.72 acre lot located in the Hillside Design District is 102% 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.)

**(Revised Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 052-17. Project was last reviewed August 7, 2017.)**

Actual time: 3:57 p.m.

Present: Kas Seefeld, Architect; Jessica Harland, Landscape Architect; and Charles R. Rudd, Owner

Public comment opened at 4:08 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to the Full Board with comments:**

1. Study the chimney cap detail.
2. Provide a color board and full details of the project.
3. The Board appreciated the reduced FAR of 90%, elimination of the third floor, and expressed that placing the bulk of the remodel at the basement level is acceptable.
4. The Board appreciated the removal of the vertical siding.
5. The new arrangement of the accessory buildings and implementation of a breezeway is acceptable.

6. 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.
7. The Board made the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.
8. 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.
9. The Board's approval is subject to the short-term construction-related conditions dated August 7, 2017.

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

The ten-day appeal period was announced.

#### **CONCEPT REVIEW (CONT.)**

##### **4. 626 ALSTON RD**

**RS-25 Zone**

**(4:40)**

Assessor's Parcel Number:	015-171-020
Application Number:	MST2017-00584
Owner:	Wilson Family Trust
Architect:	Dylan Henderson

(Proposal to construct a 3,974 square foot, two-story single-family residence with a 689 square foot detached two-car garage on a 48,143 square foot lot. The project also includes a new 15' x 40' pool, a 7' x 7' spa, 1,204 square feet of patio and deck space, a trellis, outdoor grill, site work, and landscaping. Grading is estimated to be 303 cubic yards of cut and fill outside the building footprint with 70 yards of imported fill. The proposed total of 4,663 square feet on a 48,143 square foot lot located in the Hillside Design District is 93% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment. Project was last reviewed October 2, 2017.)**

Actual time: 4:23 p.m.

Present: Dylan Henderson, Architect; and Rob Maday, Landscape Architect

Public comment opened at 4:35 p.m.

Correspondence from Patrick John Maiani with concerns was read into the record.

Public comment closed at 4:36 p.m.

**Motion: Continue indefinitely to the Full Board with comments:**

1. The Board appreciated the changes that were presented.
2. Remove the glass sound wall from the back patio area. The Board explained that it is not necessary since the layered vegetation screening shown on sheet L1.2 is adequate to mitigate the sound measures between the two properties; if additional screening is desired, the designer could consider adding a lattice screen at the terrace wall with additional vegetation.
3. The nine lights proposed for the trellis are acceptable.
4. The tree mitigation plan needs to comply with the Planning Commission Resolution.
5. Return with a sample of the proposed standing seam metal roof as the Board had concerns with the sheen that could occur from the proposed material.
6. The Board found the general materials being proposed, as depicted on the three-dimensional sketches and elevations found on sheets A3.1 and A3.2, applicable to design compatibility with the neighborhood.
7. The Board encouraged the applicant to return with the general coloration of the architectural elements of the home.
8. Careful consideration should be given to the coursing layout of the Santa Barbara sandstone as indicated but not depicted on the architectural drawings; particularly at the entry gate.
9. Return with careful consideration of the exterior lighting at the driveway, entry gate, and northerly portion of the front entrance of the house to mitigate the light pollution to the neighboring property.
10. The Board advised that it would be looking at the mitigation for protection of all existing trees that are to remain on site as the project proceeds.

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

Individual comments: Chair Sweeney asked that the applicant return to the Board as quickly as possible once the Planning Commission requirements are made clear and resolved.

**CONCEPT REVIEW (CONT.)**

**5. 520 STANLEY DR**

**RS-7.5/USS Zone**

**(5:10)**

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 515 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. Other site improvements include a new trash enclosure; new tank-less water heater and solar panels are proposed under a separate permit. The proposed total of 2,470 square feet of development on a 6,440 square foot lot is 88% of the maximum allowable floor-to-lot-area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed August 21, 2017.)**

Actual time: 5:03 p.m.

Present: Louis Robinson, Designer; and Christian & Briana Villasenor, Owners

Public comment opened at 5:12 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Study the roofline and alleviate the boxy style of the existing architecture.
2. Study the south, front, and rear elevations and implement a design that is less boxy in style.
3. Restudy the second story at the front and rear elevations to be less boxy in style, with an emphasis on the second-story roofline and chimney element.
4. Study the location of the downspouts so they are more in keeping with traditional placement and less visible.
5. Pay more attention to the window locations once the second-story rooflines are adjusted.
6. The Board found that the 88% FAR is approaching acceptability, and the general square footage is acceptable.

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

**\* THE BOARD RECESSED FROM 5:25 TO 5:35 P.M. \***

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

**6. 108 ONTARE HILLS LN**

**RS-1A Zone**

**(5:50)**

Assessor's Parcel Number: 055-160-056  
Application Number: MST2017-00582  
Owner: Jack & P Maxwell

(Proposal to construct a new 3,452 square foot, one-story single residential unit with an attached, 716 square foot, two-car garage on a vacant lot. Other site improvements include 668 square feet of covered loggias and a new 40'x14' swimming pool and 7'x7' spa at the rear. A 740 square foot, detached 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. Grading on site will consist of approximately 110 cubic yards of cut and 110 cubic yards of fill to be balanced on site. The proposed total of 4,168 square feet of development on a 40,946 square foot lot located in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires Environmental Assessment.)**

Actual time: 5:35 p.m.

Present: Richard Storms, Architect; and Jack Maxwell, Owner

Public comment opened at 5:41 p.m.

Steve Frankel, neighbor, spoke in support of the project and asked that the Board consider requesting a landscape buffer for the retainer wall located at the east side of the property.

Public comment closed at 5:43 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board had positive comments about this project.
2. Provide a completed landscape plan.
3. Before returning, the applicant is to have the circular driveway reviewed by the Transportation Division.
4. Provide a site section of the buffer wall at the east property line.
5. Add landscape screening along the buffer wall at the east property line.

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

**\* THE BOARD RECESSED FROM 6:02 TO 6:45 P.M. \***

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

#### **7. 1420 MANITOU RD**

**RS-15 Zone**

**(7:00)**

Assessor's Parcel Number: 049-222-004  
 Application Number: MST2017-00602  
 Owner: Smith Living Trust  
 Designer: Amy Von Protz

(Proposal for additions and alterations to an existing, 1,597 square foot, one-story single residential unit with an attached 450 square foot, two-car garage. The proposed project includes an interior remodel of 747 square feet, a 382 square foot addition to master bedroom, and addition of a new 117 square foot covered entry. Other site improvements include new roofing, minor door and window changes, and removal of an existing parking space. The proposed total of 2,429 square feet of development on a 14,242 square foot lot located in the Hillside Design District is 57% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2017-00088.)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)**

Actual time: 6:46 p.m.

Present: Amy Von Protz, Designer; Sarah Struts, Owner; and Jaime Pierce, Landscape Architect

Public comment opened at 6:53 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to the Full Board with comments:**

1. The Board approved the proposed new entry and tile roofs.
2. The Board appreciated the overall design of the project and its Spanish style.
3. The Board approved the different landscape and hardscape areas, including the placement of the fountains and patios.
4. The Board appreciated the proposed tile roof and understands it to be a traditional two-piece red tile.
5. The Board recognized that the 57% FAR is acceptable and well within the range of the guidelines.
6. The Board acknowledged that the major intent of the project is to change out all of the windows in their current locations, with the exception of the new additions and the front south elevation as depicted on sheet A3.0.

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.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 7:05 TO 7:25 P.M. \***

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

#### **8. 2839 CLINTON TERR**

**RS-7.5/USS Zone**

**(7:40)**

Assessor's Parcel Number: 051-271-007  
 Application Number: MST2017-00634  
 Owner: Nathan Lynn  
 Architect: Jose Luis Esparza

(Proposed to construct a second-story addition on an existing 1,633 square foot, one-story single residential unit with an attached, 380 square foot, two-car garage. The proposed project also includes demolishing 88 square feet of the first floor area and constructing a new 1,105 square foot, second-story addition with a 251 square foot, second-story deck. Other site improvements include the replacement of all windows and doors on the first floor to be replaced in the same size and location. The proposed total of 3,020 square feet of development on a 9,425 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Environmental Assessment.)**

Actual time: 7:25 p.m.

Present: Jose Luis Esparza, Architect; and Nathan Lynn, Owner

Public comment opened at 7:35 p.m.

Correspondence from Karen Philips in support was acknowledged.

Public comment closed at 7:35 p.m.

#### **Motion: Continue indefinitely with comments:**

1. Clarify any additional work that will be done to the existing driveway and parking area between the existing garage and the main house on the westerly side of the property.
2. Clarify if there is additional parking proposed off the driveway at the front easterly side of the property.
3. Identify if there will be any new landscaping proposed, particularly in the area adjacent to the patio on the west side.
4. Identify if any trees or walls on the site will be adjusted or moved.

5. Study ways to engage the staircase element shown on the east elevation into the massing of the second story over the first story.
6. Study the double-hung window configuration over the east and south elevation, at the second floor, in the master bathroom bath tub area.
7. Study the positioning and location of the front porch post.
8. Study the use of exposed rafter tails at the porch and elsewhere.
9. Identify where gutter and downspouts will be located.
10. Provide further delineation and suggestion of materials and material colors, particularly if the existing concrete block at the single-story residence will be retained.
11. Study the location and size of the windows at the second floor, south elevation, that are located in the small bathroom and bedroom.
12. Study the location of the windows in the staircase element on the east, south, and north elevations.
13. Confirm the ability to span the exterior loggia area on the west elevation, at the first floor, and if necessary, introduce columns in an appropriate fashion.
14. Provide the lighting locations for the exterior, driveway, and landscape that may be added or proposed.
15. Provide a definitive idea of the roofing material and general color scheme proposed for the house.

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

**\* MEETING ADJOURNED AT 8:06 P.M. \***