



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**NOVEMBER 27, 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 3:01 p.m. by Chair Sweeney.

**ATTENDANCE**

Members present: Sweeney, Miller, James, Moticha, and Richards  
Members absent: None  
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 **November 13, 2017**, as submitted.  
Action: Moticha/Miller, 5/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **November 20, 2017**, as reviewed by Board Members Moticha and Richards.  
Action: James/Moticha, 5/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **November 27, 2017**, as reviewed by Board Members Moticha and Richards.

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

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

1. Ms. Mamulski announced that the 1625 Overlook Lane appeal hearing is scheduled for December 12, 2017 and requested that at least one Board member attend. Chair Sweeney advised that he would attend the hearing.
2. Danny Kato, Senior Planner, presented a packet to the Board with information on how to critique Minor Zoning Exceptions.
3. Chair Sweeney requested the 2018 meeting schedule.

E. Subcommittee Reports:

No subcommittee reports.

## **PROJECT DESIGN REVIEW**

### **1. 315 LA MARINA DR**

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

**(3:10)**

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.)

**(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 064-17 and was last reviewed August 7, 2017.)**

Actual time: 3:12 p.m.

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

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

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

1. The standing seam roof is compatible and acceptable for the neighborhood.
2. The project's size, bulk, and scale are acceptable.

3. The proposed lighting is acceptable as it shifts the lighting downward and does not cause a spotlight, glowing effect.
4. The Board appreciated the three-foot reduction of the second-story balcony.
5. 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/Richards, 4/1/0. (Miller opposed.) Motion carried.

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **2. 636 AURORA AVE**

**RS-15 Zone**

**(3:40)**

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). This project will address violations in Zoning Information Report ZIR2010-00555.)

**(Fourth Concept Review. Project Design Approval is requested. Project was last reviewed October 30, 2017.)**

Actual time: 3:41 p.m.

Present: Nicole Trautman, Applicant, CSA Architects

Public comment opened at 3:45 p.m.

The following people expressed opposition or concerns:

1. Nick Dircelli, neighbor, explained that the plans have not changed much since they were originally presented and that he will now have to adjust his already approved second story because of the impact of this project.
2. Rosalyn Dircelli, neighbor, explained that the Good Neighbor Guidelines have not been met and asked that the Board consider moving the mass of the second story more to the center of the project.

Public comment closed at 3:49 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board requested that standard story poles be put up on the site showing ridgelines, eaves, and rakes. Bright flags are to be used on the horizontal lines to illuminate the volume, and a site visit is to be scheduled once the poles are up.
2. The 7' 6" plate height and the roof shape changes are acceptable.

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

**PROJECT DESIGN REVIEW****3. 626 ALSTON RD****RS-25 Zone****(4:10)**

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).)

**(Third Concept Review. Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed October 16, 2017.)**

Actual time: 4:05 p.m.

Present: Dylan Henderson, Architect

Public comment opened at 4:15 p.m.

Correspondence from Susan and Bobby Shand with concerns was acknowledged.

Public comment closed at 4:16 p.m.

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

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.
2. 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.

3. The Board adopted the standard short-term related conditions of approval dated November 27, 2017.
4. 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.
5. The Board appreciated and accepted the removal of the glass sound wall.
6. The wooden gate steak fencing is appropriate for this particular project and will blend in well with the topography of the area and natural appearance of the property.
7. Based on the location of the structure as well as the style and structure of the house, the standing seam metal roofing is appropriate for its location.

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

The ten-day appeal period was announced.

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

#### **4. 1199 HARBOR HILLS DR**

**RS-15 Zone**

**(4:30)**

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.)

**(Second Concept Review. Comments Only. Project requires Staff Hearing Officer review for Zoning Modification requests. Project was last reviewed August 21, 2017.)**

Actual time: 4:29 p.m.

Present: Richard Thorne, Architect

Public comment opened at 4:47 p.m.

Jeanne West, neighbor, spoke in support of the project and explained that she is not imposed upon by the new proposal.

Public comment closed at: 4:49 p.m.

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

1. The Board appreciated the applicant illuminating the elevation so that it could understand what is being proposed.
2. The Board appreciated the pulled-back roof forms and the reduction in FAR to 85%.
3. The Board expressed that two out of the three modification requests are aesthetically appropriate. The deck at the west side yard and the deck at the front are acceptable; however, the deck encroachment into the east side yard is unacceptable, and it was recommended that the applicant pull the deck back to fit within the 15 foot setback requirement and remove the barbeque.

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

### **CONCEPT REVIEW - NEW ITEM**

#### **5. 30 SKYLINE CIR**

**RS-15 Zone**

**(5:00)**

Assessor's Parcel Number: 041-175-024  
Application Number: MST2017-00704  
Owner: Kumar R. Atterbury  
Applicant: Brian Miller

(Proposal to construct a 194 square foot, one-story addition to an existing one-story single residential unit. Other site improvements include an exterior shower and a new 270 square foot wood deck. The proposed total of 1,189 square feet of development on a 9,289 square foot lot located in the Hillside Design District is 34% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 5:07 p.m.

Present: Brian Miller, Designer

Chair Sweeney read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Public comment opened at 5:17 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. The Board provided positive comments regarding the master bedroom addition and the planter located just outside the deck, which mitigated railing concerns.
2. Restudy the Zoning Modification request for an over-height fence along the front, which is encroaching into the front property setback.

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

**CONCEPT REVIEW - NEW ITEM****6. 1616 LA CORONILLA DR****RS-15 Zone****(5:30)**

Assessor's Parcel Number: 035-033-004  
 Application Number: MST2017-00712  
 Owner: Edward G. & Kat McConnell  
 Architect: Jeffrey Stoutenborough

(Proposal to construct a 270 square foot, one-story addition and alterations to an existing 2,190 square foot single residential unit. The proposed project includes the demolition of an existing bedroom, addition of a new master suite, and a remodel of the kitchen and laundry room. Other site improvements include new patio areas, new guardrails, and an exterior spiral stair case to the existing roof deck, and removal of a 16" magnolia tree in the rear yard. The proposed project also includes replacing the entire roof with Class A metal roofing and adding a roof trellis element at the front entry. The proposed total of 2,460 square feet of development on a 10,000 square foot lot located in the Hillside Design District is 66% of the maximum allowable floor-to-lot area ratio (FAR). Project will address violations in Zoning Information Report ZIR2014-00352.)

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

Actual time: 5:27 p.m.

Present: Kat McConnell, Owner; and Jeffrey Stoutenborough, Architect

Public comment opened at 5:43 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. On the south elevation, study the entry trellis on the page A6. Include the overhang that is shown on the east elevation and provide details of the proposed fireplace.
2. On the north elevation, restudy the proposed roof material; standing seam metal is not acceptable.
3. Show all gutters and down spouts and where they lead to as well as details of vents.
4. Superimpose on the site plan what is existing and what is proposed.
5. Provide a preliminary landscape plan and include all hardscape. Also include the landscaping around the garage as well as the west and northwest side of the property, and show any proposed tree removal.
6. Provide a proposal for the water heater and study alternative locations.

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

**\* THE BOARD RECESSED FROM 6:02 TO 6:07 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1554 ALAMEDA PADRE SERRA****RS-15 Zone**

**(6:00)** Assessor's Parcel Number: 019-183-011  
Application Number: MST2017-00740  
Owner: Fred J. Krupica  
Applicant: Richele Mailand

(Proposal to request a Minor Zoning Exception to allow hedges along the interior and rear setbacks to grow up to 14 feet tall. There are no proposed alterations to the existing single residential unit. The proposal will address a violations in Enforcement Case ENF2016-01815 and Zoning Information Report ZIR2009-00070.)

**(Action may be taken if sufficient information is provided. Findings required as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional hedge height allowances.)**

Actual time: 6:07 p.m.

Present: Richele Mailand, Applicant

Public comment opened at 6:13 p.m.

The following people expressed support:

1. Correspondence from Theodore Plute and Larry Falxa was acknowledged.

The following people expressed opposition or concerns:

1. Garanville Fenton, neighbor, explained that the overgrown hedge blocks his view of the City, ocean, islands, and negatively impacts the use and enjoyment of his property. Mr. Fenton also submitted written correspondence.
2. Mackenzie Combs, on behalf of Gary Kenan, expressed concerns regarding the potential root damage to their site walls, hardscape, and new construction as the hedge in question is a ficus and is considered an invasive plant.
3. Correspondence from Brian Sarvis, Don and Sheri Benninghoven, Shelley and Mark Bookspan, and an anonymous member of the public was acknowledged.

Public comment closed at 6:21 p.m.

**Motion: Continue two weeks with comments:**

1. Provide a story pole with a colored flag at the top indicating the exact vertical feet at each major section of the hedges that are being requested to be either grown to or left at 14 feet.

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

**CONCEPT REVIEW - NEW ITEM****8. 1913 MISSION RIDGE RD****RS-15 Zone****(6:20)**

Assessor's Parcel Number: 019-170-006  
Application Number: MST2017-00768  
Owner: Dimarco Family Trust  
Applicant: Adele Goggia

(Proposal for additions and alterations to an existing 2,148 square foot, two-story single residential unit with an attached 477 square foot two-car garage. The proposed project includes the addition of 56 square feet to the second floor and extending an existing 289 square foot balcony by 62 square feet. Other site improvements include an interior remodel of 400 square feet, new doors and windows, new wrought iron railing, and permitting an existing wood gate at the driveway. The proposed total of 2,681 square feet of development on a 9,118 square foot lot located in the Hillside Design District is 78% 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: 6:29 p.m.

Present: Adele Goggia, Applicant

Public comment opened at 6:34 p.m., and as no one wished to speak, it closed.

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

1. The Transportation Division must approve the gate on the westerly side of the property.
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 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/Miller, 5/0/0. Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 6:40 P.M. \***