



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

DECEMBER 11, 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 3:04 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller (until 5:03 p.m.), James, Moticha, and Richards
Members absent: None
Staff present: Matthew Cameron, Planning Technician 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 27, 2017**, as submitted.
Action: Moticha/James, 5/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 4, 2017**, as reviewed by Board Members Richards and Moticha.
Action: Miller/Richards, 5/0/0. Motion carried.

Individual comments: Chair Sweeney requested a formal response from the Building & Safety Division regarding Item A, 523 Conejo Road, and would like clarification if approval is being requested after items have already been installed.

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

1. Mr. Cameron announced the following:

- a. The site visit for Item 2, 1554 Alameda Padre Serra, was canceled today due to the Thomas Fire; the item has been continued to the next available agenda.
- b. The large monitor on the west side of the room is not working today. However, it will not affect the live broadcast.

2. Board Member Miller announced that he will be leaving the meeting at 5:00 p.m.

E. Subcommittee Reports:

No subcommittee reports.

*** THE BOARD RECESSED FROM 3:08 TO 3:19 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 515 BRAEMAR RANCH LN

A-1/SD-3 Zone

(3:10)

Assessor's Parcel Number:	047-030-028
Application Number:	MST2017-00737
Owner:	Patricia S. & Thomas G. Foley Jr
Applicant:	Chris Dentzel

(Proposal to add 1,074 square feet of first- and second-story additions to an existing one-story, 3,371 square foot single residential unit with a 655 square foot attached garage. Other site improvements include the partial demolition of the existing garage and constructing a new 735 square foot attached three-car garage with 100 square feet of attached accessory space and a new 200 square foot terrace above. A 1,200 square foot attached Accessory Dwelling Unit (ADU) is also proposed with an uncovered parking space within the front yard; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. The proposed total of 5,277 square feet of development on a 1.5 acre lot located in the Hillside Design District is 100% of the guideline maximum floor-to-lot area ratio (FAR). The project is located in the Non Appealable Jurisdiction of the Coastal Zone and requires Coastal Review. Staff Hearing Officer review is required for a Zoning Modification request to allow an accessory building to be located in the remaining front yard and a Coastal Development Permit to allow the proposed development in the Non Appealable Jurisdiction of the Coastal Zone.)

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

Actual time: 3:19 p.m.

Present: Chris Dentzel, Applicant; and Allison De Busk, Project Planner, City of Santa Barbara

Public comment opened at 3:27 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 FAR of 100% is acceptable since the project is proportional to the size of the site and the size, bulk, and scale are appropriate.
2. Add additional landscaping to the second driveway entry at the street so there is continuity with the existing landscaping.
3. Provide clarification from the Transportation Division in regards to the use of gravel in the driveway, and if it is allowed, how far it needs to be from the street.
4. Return with an alternate solution for the railings and glass proposed.
5. Update the drawings to show the appropriate changes.
6. Add a connecting pathway between the ADU and the residence.

Action: James/Moticha, 4/1/0. (Sweeney opposed.) Motion carried.

Individual comments: Chair Sweeney is opposed to the project as he was not prepared to make a decision on the 100% FAR.

CONCEPT REVIEW (CONT.)

2. 1554 ALAMEDA PADRE SERRA

RS-15 Zone

(3:40)

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. Project was last reviewed November 27, 2017.)

Item postponed at the applicant's request.

*** THE BOARD RECESSED FROM 3:48 TO 3:58 P.M. ***

FINAL REVIEW**3. 11 VIA ALICIA****RS-15 Zone**

(4:00) Assessor's Parcel Number: 015-311-003
 Application Number: MST2013-00052
 Owner: Peter Trent
 Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new 10'x45' swimming pool and site walls. The proposal includes approximately 5 cubic yards of cut and 498 cubic yards of fill for the new pool. The pool has been reduced in size and relocated. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio (FAR).

(Final Approval is requested. Project was last reviewed July 25, 2016.)

Actual time: 3:58 p.m.

Present: Dawn Sherry, Architect

Public comment opened at 4:23 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. Return with sufficient information showing the finishes for the retaining walls, tank, pool equipment enclosure, and the landscaping that will screen the tank.
2. Provide clarification on the intended use of the pool cover, its components, and where it sits on the plan.
3. In general, resolve the details required for Final Approval.

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

CONCEPT REVIEW (CONT.)**4. 2839 CLINTON TERRACE****RS-7.5/USS Zone**

(4:20) 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).)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed October 16, 2017.)

Actual time: 4:25 p.m.

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

Public comment opened at 4:39 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. Restudy the proportions of the first- and second-floor plate heights and study that the plate height of the second floor proportion in relationship to the height of the windows.
2. Provide a complete concept landscape plan.
3. Consider adding balustrades that match vertically.
4. The color palette is acceptable as proposed.

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

CONCEPT REVIEW (CONT.)

5. 1631 SHORELINE DR

E-3/SD-3 Zone

(4:50)

Assessor's Parcel Number:	045-173-022
Application Number:	MST2016-00241
Owner:	Chad Yonker
Architect:	Tom Ochsner
Landscape Architect:	Charles McClure Landscape Architect & Associates

(This is a revised project description. Proposal to remodel and add 422 square feet of first-floor additions and a 1,356 square foot second-story addition to an existing one-story single-family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff that were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Fourth Concept Review. Action may be taken if sufficient information is provided. Project must comply with PC Resolution No. 017-17 and was last reviewed September 18, 2017.)

Actual time: 5:03 p.m.

Present: Tom Ochsner, Architect; Charles McClure, Landscape Architect; and Jessica Grant, Project Planner, City of Santa Barbara

Staff comments: Ms. Grant stated that the project was approved by the Planning Commission on October 5, 2017 and the related Conditions of Approval are needed in order to receive Project Design Approval, Resolution Number 017-17.

Public comment opened at 5:18 p.m.

The following people expressed opposition or concerns:

1. John Kauffman explained that originally the massing at the front was too large, and he is now pleased with the work that has been done and requests that similar consideration be made

on the ocean side of the property to make it appear less blocky.

2. Jessy Wooton expressed that he appreciated the progress that has been made. However, the 10 foot plate height is still too massive for the neighborhood, will damage the character of the neighborhood, and set a poor precedent. He also had concerns that the proposed vegetation will grow too high and block the public's view.
3. Correspondence from Kip Fulbeck with concerns was acknowledged.

Public comment closed at 5:24 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. Study the proportions of the second story north and south elevations.
2. In general, the reworking of the massing and scaling of the second floor is acceptable and provides a wider view corridor to the ocean.
3. The requests from the Planning Commission for changes to landscaping elements on the ocean side of the property are appropriate.
4. Provide required light fixture locations.
5. Provide a clear understanding of downspout and gutter locations.
6. Clarify the roof venting and provide a clearer picture of the chimney cap at the second-story roof.
7. The following is understood and acceptable: the street trees will remain as they are, the existing tree at the west property line will remain, and the two new proposed olive trees at the front will not exceed beyond 25 feet in growth/height.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 218 LAS ONDAS

E-3/SD-3 Zone

(5:20)

Assessor's Parcel Number: 045-162-027
 Application Number: MST2017-00734
 Owner: Dave & Sar Paschke

(Proposal to construct a first- and second-story addition on an existing 1,116 square foot, one-story single residential unit with a 393 square foot attached two-car garage. The proposed project consists of an addition of 521 square feet to the first story and a new 230 square foot second story. Other site improvements include a new 250 square foot covered patio and an interior remodel. The proposed total of 2,260 square feet of development on a 5,836 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). The 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. Project requires Environmental Assessment.)

Actual time: 5:38 p.m.

Present: Tom Ochsner, architect

Public comment opened at 5:44 p.m., and it closed.

Public comment re-opened at 5:49 p.m.

Richard Box spoke in support of the project.

Public comment closed at 5:52 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board provided positive comments and expressed that the architecture and remodel are appropriate for the neighborhood.
2. Study the window on the west to be more proportional with the front-facing garage.
3. Provide more details.

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

*** THE BOARD RECESSED FROM 5:54 TO 6:33 P.M. ***

CONCEPT REVIEW (CONT.)

7. 1563 SYCAMORE CANYON RD

RS-1A Zone

(6:30) 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).)

(Second Concept Review. Comments Only. Project requires Environmental Assessment and was last reviewed August 21, 2017.)

Item continued to the January 22, 2018 agenda.

CONCEPT REVIEW (CONT.)**8. 1224 HARBOR HILLS DR****RS-15 Zone****(7:00)**

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).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project requires an environmental finding for CEQA Guidelines Section 15183 Exemption - Projects Consistent with the General Plan. Project was last reviewed November 13, 2017.)

Actual time: 6:52 p.m.

Present: Mark Shields, DesignARC; and Lane Goodkind, Landscape Architect

Public comment opened at 6:58 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 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.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM**9. 285 LAS ALTURAS RD****RS-15 Zone****(7:30)**

Assessor's Parcel Number: 019-300-008
Application Number: MST2017-00785
Owner: Carole M. Living Trust
Architect: Kas Seefeld

(Proposal to repair and replace the existing guardrail and decking on a single residential unit and add a new 395 square foot deck on the second floor to connect the existing south and west decks. Other site improvements include relocating the sliding door on the second floor west elevation and add new window to north elevation. There is no new square footage proposed to the existing single residential unit. The existing total of 1,815 square feet of development on a 1.26 acre lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 7:13 p.m.

Present: Brad and Andrea Kamber, Owners

Public comment opened at 7:18 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued indefinitely to Consent with comments:

1. Study the existing horizontal deck rails, bring them into compliance with the Building and Safety Division, and have the rails match the new proposed deck rail.
2. Add a light fixture on the west elevation as required by the City code.
3. The Board found the deck encroachment into the 15-foot setback guideline for deck locations on properties to be aesthetically acceptable as the nearest neighbors are not near the view corridor, the area is heavily wooded, and it is not visible from anywhere.
4. Enhance the posts that support the deck.
5. Provide a material and color board.
6. Provide elevation and lighting details.
7. Lights are to be downward lighting and dark sky-compliant.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:30 P.M. ***