



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
JANUARY 8, 2018

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:
Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Jonathan H. Ziegler

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 3:05 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller (at 4:23 p.m.), James, Moticha, and Richards
Members absent: Ferrell and Ziegler
Staff present: Mamulski and Kathleen Goo, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **December 11, 2017**, as amended.

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

The motions for Item 4, 2839 Clinton Terrace Road, and Item 9, 285 Las Alturas Road, from the Single Family Design Board meeting of December 11, 2017 were restated to include the Neighborhood Preservation Ordinance findings and will read as follows:

4. 2839 Clinton Terrace Road:**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 is proportionate 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.
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, 5/0/0. Motion carried.

9. 285 Las Alturas Road:**Motion: Project Design Approval and continue indefinitely to Consent with comments:**

1. Study the existing horizontal deck rails, bring them into compliance with the Building & 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.
8. 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: James/Richards, 4/0/0. (Miller absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **December 18, 2017**, as reviewed by Board Members Moticha and James.

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

Motion: Ratify the Consent Calendar of **January 8, 2018**, as reviewed by Board Members Moticha and James.

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

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

1. Ms. Mamulski announced the following:

- a. Two new Board members, Jan Ferrell and Jonathan Ziegler, will not be available to sit on the Board until they have been sworn in.
- b. 430 Stanley Drive was noticed for a public hearing today; however, it was not placed on today's agenda and will not be heard on any other agenda as the applicant has withdrawn the project.
- c. The appeal filed against the decision made for 1625 Overlook Lane has been withdrawn.

E. Subcommittee Reports:

Chair Sweeney reported that an ADU report by staff will occur at an upcoming meeting.

FINAL REVIEW

1. 820 CENTINELA LN

RS-1A Zone

(3:10)

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.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 024-17 and was last reviewed August 21, 2017.)

Actual time: 3:18 p.m.

Present: Patrick Berg and Dave Mendro, NMA Architects; Trish Allen, Agent; Stacy Fausset, Landscape Architect; and Mary Compton, Owner

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the comment that the proposed center stone wall and driveway gate entry with LED lighting are acceptable.

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

The ten-day appeal period was announced.

CONCEPT REVIEW (CONT.)

2. 1554 ALAMEDA PADRE SERRA

RS-15 Zone

(3:30) 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.)

Actual time: 3:34 p.m.

Present: Richele Mailand, Applicant

Note: A Board site visit was conducted at the project site today.

Board Member comments: Chair Sweeney disclosed an ex parte communication with Fred Krupica, owner, regarding the proposed project.

Staff comments: Ms. Mamulski stated that Ann Marx, Wildland Fire Specialist, reviewed the property and stated in correspondence to staff that she did not have an issue with the 14-foot hedge height from a defensible space standpoint if the following notes are included to the Conditions of Approval and noted on the plans (prior to approval and permit issuance):

1. Hedges will be maintained to the property line at a X-foot height or less (as determined by the SFDB), be not more than 3 feet deep, well irrigated, and maintained free of dead wood year-round.
2. The hedge on the west side of the property located along the driveway shall be maintained to ensure it does not encroach into the access drive for 1741 Paterna.
3. The hedge on the north side of the property shall have a 5-foot separation from the large pine tree to the top of the hedge to avoid creating ladder fuels into the pine trees.

Public comment opened at 3:52 p.m.

1. Gale and Fred Krupica, owners, spoke in support of their project and addressed previous comments and issues posed by adjacent neighbors. Mr. & Mrs. Krupica also submitted written correspondence.

2. Granville C. Fenton, adjacent neighbor, spoke in opposition to the project and the height of the hedge, and requested the hedge height be maintained at 8-10 feet.

Public comment closed at 3:59 p.m.

Motion: Continue indefinitely to Full Board with the comment for the applicant to provide a footprint of the upper neighboring property on the plans with elevations showing the deck, garage, and second story in relation to the location of the hedge.

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

PROJECT DESIGN REVIEW

3. 1616 LA CORONILLA DR

RS-15 Zone

(4:00)

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.)

(Project Design Approval is requested. Project was last reviewed November 13, 2017.)

Actual time: 4:23 p.m.

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

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

Motion: Project Design Approval and continued indefinitely to Consent with the comment

1. that 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: Richards/James, 4/0/0. (Miller, Ferrell, and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 30 SKYLINE CIR****RS-15 Zone**

(4:30) 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). A Minor Zoning Exception is requested to allow a fence to exceed 3.5' in height within 10 feet of a front lot line.)

(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 fence height allowances.)

Actual time: 4:42 p.m.

Chair Fred 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.

Present: Brian Miller, Applicant; and Kumar R. Atterbury, Owner

*** THE BOARD RECESSED FROM 4:44 TO 4:46 P.M. ***

Staff comments: Ms. Mamulski explained the previous postponement of the project due to project description changes made by the applicant.

Public comment opened at 4:52 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 approved the replacement of the proposed fence, and the new entry gate and trellis.
2. The Board made the findings as outlined in SBMC 30.245, Minor Zoning Exceptions and SBMC 30.140.110.E.2.a, for the proposed additional fence height allowances.
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. If the applicant chooses to include specific lighting towards the entrance of the gate, it must be kept as low key and dark sky-compliant as possible.
5. Provide a color board.

Action: James/Miller, 5/0/0. (Ferrell and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

5. 636 AURORA AVE

RS-15 Zone

(5:00)

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.)

(Fifth Concept Review. Project Design Approval is requested. Project was last reviewed November 27, 2017.)

Actual time: 4:58 p.m.

Present: Carl Schneider, Architect; and Elaine & David Saffan, Owners

Public comment opened at 5:07 p.m.

Nick D'incelli spoke of concerns regarding the proposed plate height and width of the proposed project, acknowledged that their adjacent property would lose some private views, and requested the owners to work with them on this issue.

Public comment closed at 5:11 p.m.

Motion: Project Design Approval and continued indefinitely to Consent

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; and compliance with good neighborhood guidelines.

Action: Moticha/Miller, 5/0/0. (Ferrell and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 1306 DOVER HILL RD****RS-15 Zone**

(5:30) Assessor's Parcel Number: 019-103-014
Application Number: MST2017-00764
Owner: Erik T. Nickel
Designer: Amy Von Protz

(Proposal to install a new "hill hiker" accessibility ramp along the west side of the existing multi-story single residential unit. There are no proposed alterations to the existing residential unit or the one-story accessory building located in the Hillside Design District. Staff Hearing Officer review is requested for a Zoning Modification request to allow the "hill hiker" to encroach within the required interior setback.)

(Comments Only. Project requires Staff Hearing Officer review.)

Actual time: 5:30 p.m.

Present: Amy Von Protz, Designer; and Michael Loftus & Erik T. Nickel, Owners

Public comment opened at 5:34 p.m.

Correspondence from Barbara Eliassen with concerns was acknowledged.

Public comment closed at 5:36 p.m.

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

1. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. Provide details of the aesthetic impact of the railing, additional landscaping details, and car detailing at the bottom area of the site.
3. Provide a 3-D model if feasible.

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

*** THE BOARD RECESSED FROM 5:45 TO 5:51 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2620 SAMARKAND DR****RS-7.5/USS Zone****(6:00)**

Assessor's Parcel Number: 051-310-031
Application Number: MST2017-00761
Owner: Joseph Leonard
Architect: John Beauchamp

(Proposal for additions and alterations to an existing 1,125 square foot, one-story single residential unit with an attached 221 square foot one-car garage. The proposed project includes an interior remodel, a garage addition of 219 square feet, a first-floor addition of 558 square feet, and a second-story addition of 650 square feet. Other site improvements include a new 755 square foot roof deck, 170 square feet of covered outdoor area, new fencing, and a new 24' x 12' swimming pool with spa and a deck. Approximately 50 cubic yards of grading will occur on site. The proposed total 2,773 square feet of development on an 11,092 square foot lot is 72% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:51 p.m.

Present: John Beauchamp, Architect; and Joseph Leonard, Owner

Public comment opened at 6:07 p.m.

Helen Berkeley Meigs spoke of concerns regarding neighborhood compatibility of the project's size, mass, and bulk in a single-family residential neighborhood, and privacy concerns and view concerns of the proposed second story floor. Ms. Meigs also submitted written correspondence.

Public comment closed at 6:10 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board cannot support the current design or style of the home because of the already established style of the neighborhood.
2. Re-examine the overall size, mass, bulk, scale, and style of architecture so that it is more sympathetic to the fabric of the neighborhood.
3. The Board cannot support the current proposed design of the second-story deck as the size is too massive as proposed.
4. The backyard exterior stairway is unacceptable as proposed.
5. In general, the style as presented is unacceptable.
6. Provide a concept-level landscape plan that is integrated with the architecture.

Action: Miller/Moticha, 5/0/0. (Ferrell and Ziegler absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 758 JUANITA AVE****RS-15 Zone**

(6:30) Assessor's Parcel Number: 035-073-010
Application Number: MST2017-00786
Owner: Hubbard 2003 Living Trust

(Proposal to construct a 914 square foot addition to an existing 1,145 square foot single residential unit with a 406 square foot attached garage. The proposed project also includes an interior remodel of 1,205 square feet, a new garage door, and a new stone veneer chimney. The proposed total of 2,465 square feet of development on a 13,242 square foot lot located in the Hillside Design District is 60% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow the residential addition to encroach into the required interior setback.)

(Comments Only. Project requires Staff Hearing Officer review.)

Actual time: 6:22 p.m.

Present: Tony Xiques, Applicant; and Cliff Hubbard, Owner

Public comment opened at 6:21 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 proposed modification is aesthetically appropriate, and the Board approves the encroachment on the northeast side. The proposed modification does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
2. The Board finds the proposed project modest and appropriate in size, mass, and bulk, and compatible to the neighborhood.

Action: James/Miller, 5/0/0. (Ferrell and Ziegler absent.) Motion carried.

*** MEETING ADJOURNED AT 6:34 P.M. ***