



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**JANUARY 22, 2018**

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*  
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 3:00 p.m. by Chair Sweeney.

**ATTENDANCE**

Members present: Sweeney, Miller (until 6:36 p.m.), Ferrell, James, Moticha, and Ziegler  
Members absent: Richards  
Staff present: Mamulski, Vaughn (until 6:00 p.m.), and Kathleen Goo, Commission Secretary

**GENERAL BUSINESS**

A. 2018 Election of Chair and Vice Chair:

Nominations for Chair: Sweeney

**A vote was taken, and Board Member Sweeney was elected as Chair.**

Nominations for Vice Chair: Miller

**A vote was taken, and Board Member Miller was elected as Vice Chair.**

B. 2018 Appointment of Consent Review Representatives and Subcommittees:

**Appointments were made to fill the following committees:**

	<u>Appointed</u>	<u>Alternate</u>
<b>Consent Calendar</b>		
Architecture	Sweeney, Miller, Moticha	Moticha
Landscape	James, Richards	
<b>Subcommittees</b>		
New Accessory Dwelling Units	Sweeney	Miller

## C. Public Comment:

Christine N. Markussen discussed her property at 1703 La Vista Del Oceano, as she will not be in town when the project appears before the Board. She requested the Board approve it as built. She explained that when she purchased the property, a full City inspection took place before the close of escrow, and a temporary occupancy certificate was issued. Two years later, the same City inspector issued a building violation, which stated the building was not built to plan.

Chair Sweeney responded with a request to staff that the City Attorney's office appear prior to the review of 1703 La Vista Del Oceano to advise what obligations they do or do not have when reviewing Review After Final items.

## D. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **January 8, 2018**, as submitted.

Action: Miller/James, 3/0/3. (Ferrell and Ziegler abstained. Miller abstained from Item 4. Richards absent.) Motion carried.

## E. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 16, 2018**, as reviewed by Board Members James and Miller.

Action: Moticha/Miller, 4/0/2. (Ferrell and Ziegler abstained. Richards absent.) Motion carried.

Motion: Ratify the Consent Calendar of **January 22, 2018**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Miller, 4/0/2. (Ferrell and Ziegler abstained. Richards absent.) Motion carried.

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

## 1. Ms. Mamulski announced the following:

- a. Item 5, 1709 Sunset Avenue, is postponed at the applicant's request.
- b. Board Member Richards is absent from today's meeting.
- c. Board Member Miller will be leaving early.

- d. The 2018 SFDB meeting schedule, along with the updated roster, have been distributed in the meeting packets.
- e. An appeal request has been received regarding the SFDB's Project Design Approval for the project at 636 Aurora Avenue, and once a hearing date is set, the Board will be notified.

2. Chair Sweeney announced that a rather extensive public comment letter was received for Item 8, 1402 Grand Avenue. He requested that Board Members review it prior to the dinner break so that they are all informed and able to consider what is being presented.

G. Subcommittee Reports:

No subcommittee reports.

### **REVIEW AFTER FINAL**

**1. 1701 LA VISTA DEL OCEANO DR**

**RS-15 Zone**

**(3:20)**

Assessor's Parcel Number:	035-480-058
Application Number:	MST2005-00017
Owner:	Vista Oceano La Mesa Venture, LLC
Agent:	Brent Daniels
Architect:	Zehren & Associates
Landscape Architect:	Arcadia Studio

(Proposal for a revised configuration of a previously approved pool and spa located on a 16,370 square foot lot in the Hillside Design District. The proposal includes Staff Hearing Officer review for requested zoning modifications to allow the pool to encroach into the front setback, and to allow the height of fences, walls, and hedges to exceed the maximum allowed height of 3.5 feet within 10 feet of the front lot line and within 10 feet of the driveway for a distance of 20 feet from the front property line. The site is currently under construction to build a new 4,517 square foot, single-family residence, and site improvements, approved in 2006 (BLD2006-00399).)

**(Review After Final is requested for substantial unpermitted alterations to windows, doors, revised exterior elevations, and an increase in habitable floor area. Project must comply with Staff Hearing Officer Resolution No. 082-13 and was last reviewed December 16, 2013.)**

Actual time: 3:21 p.m.

Present: Jarrett Gorin and Sarah Bronstad, Vanguard Planning LLC; Stephanie Pool, Zehren & Associates; and Jessica W. Grant, Acting Senior Planner, City of Santa Barbara

**Motion: Approval of Review After Final as submitted.**

Action: Miller/Ferrell, 3/1/2. (Moticha opposed. James and Ziegler abstained. Richards absent.) Motion carried.

Individual comments: Chair Sweeney stated that he voted yes under protest.

The ten-day appeal period was announced.

**CONCEPT REVIEW (CONT.)****2. 108 ONTARE HILLS LN****RS-1A Zone****(3:50)**

Assessor's Parcel Number: 055-160-056  
 Application Number: MST2017-00582  
 Owner: Casey Sulak  
 Owner: Jack & Pauli 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).)

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

Actual time: 3:59 p.m.

Present: Jack Maxwell, Owner; Rick Starnes, Architect; and Charles McClure, Landscape Architect

Public comment opened at 4:15 p.m., and as no one wished to speak, it closed.

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

1. The Board appreciates the use of low-decibel pool equipment, the effort to fit within the fabric of the neighborhood, the reduced size of the loggia, and the reduction of the three-car garage to a two-car garage.
2. The concept landscape plan is acceptable.
3. The Transportation Division-approved circular driveway is compliant.
4. The planted screening at the east property line, behind the retaining wall, is acceptable.
5. Show the fence changes on the plan.
6. The Board makes 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/Miller, 6/0/0. (Richards absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW (CONT.)****3. 1563 SYCAMORE CANYON RD****RS-1A Zone**

**(4:20)** 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).)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed December 11, 2017.)**

Actual time: 4:27 p.m.

Present: Bill Cottingham, Owner

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

**Motion: Continue indefinitely with comments:**

1. Return with a Tier 3 Storm Water Management Program (SWMP) proposal.
2. Provide a more complete exterior elevation that spells out the detailing of the windows and doors, with a clear definition of what is a door and what is an opening.
3. Provide details of the garage door, including the type of door proposed.
4. Provide more detailed elevations.

Action: Moticha/Miller, 6/0/0. (Richards absent.) Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1202 DIANA RD****RS-6 Zone****(4:50)**

Assessor's Parcel Number: 031-190-008  
Application Number: MST2017-00217  
Owner: McGough Family Trust  
Applicant: Shaun Lynch  
Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing one (1) acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,444 square feet. The existing lot is currently developed with an existing adobe residence, a detached garage and accessory buildings. The existing adobe residence is deemed eligible to be designated a historic resource by the City Urban Historian. The project includes the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,240 cubic yards of cut and 250 cubic yards of fill), removal/relocation of six existing Oak trees, replacement Oak trees, and approximately 8,300 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street. The existing driveway to Diana Road will remain. The proposal includes development of one new primary dwelling unit on three of the four proposed lots. Proposed lot one (1) includes a new two-story 1,972 square foot residence with attached 400 square foot garage which is 55% of the guideline maximum floor-to-lot area ratio (FAR). Proposed lot two (2) includes a new two-story 2,293 square foot residence with attached 400 square foot garage which is 78% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot three (3) includes a new two-story 1,868 square foot residence with attached 400 square foot garage which is 66% of the maximum allowable floor-to-lot area ratio (FAR). Proposed lot four (4), subject to discretionary review by the Historic Landmarks Commission (HLC), includes an 817 square foot residential adobe. The project requires Planning Commission review for a Tentative Subdivision Map (TSM) and includes a request for Street Frontage Modifications and Public Street Waiver. The application will address all violations identified in ENF2017-00868.)

**(Concept review. Comments Only. Project requires Planning Commission review for a Tentative Subdivision Map and includes a request for a Public Street Waiver and Street Frontage Modifications.)**

Actual time: 5:00 p.m.

Present: Shaun Lynch, Applicant; Scott Smith, Civil Engineer; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard advised that the project has gone through two levels of Development Application Review Team review. She explained that the next step for the project is review at the Architectural Board of Review and Historic Landmarks Commission in hopes of positive comments and direction to go to the Planning Commission for a land use determination for subdivision street frontage modifications and a public street waiver.

Public comment opened at 5:30 p.m.

The following people expressed opposition or concerns:

1. Leslie Colasse, neighbor, explained that the project backs up to many Alex D'Alfonso-

designed buildings on Diana Road, and there is a high level of architectural quality that the proposed property needs to be compatible with. She also expressed that the survey is not currently accurate between drawings, and there are privacy concerns because of the second story on parcel two.

2. Carol Wockner, neighbor, expressed concerns about the proposed property being five feet off the back of her property line and feels there are significant privacy, traffic, and runoff issues posed by the project.
3. Paul Fletcher, neighbor, is concerned with how close the new project is to the back of his property line, the traffic on Cota Street, and questioned if trash trucks will be driven up the driveway on Cota Street.
4. Martin Unzueta, neighbor, has concerns with the runoff that currently drains into the back of his property and would like to know how the developers will handle the sloping of the project to correct and avoid runoff into his property.
5. Robert Gheno, neighbor, is worried that the proposed project will significantly reduce his privacy and create noise and traffic congestion off of Cota Street, especially with garbage trucks coming in and out of the proposed driveway.
6. Rick Grandcolas, neighbor, explained that he will experience significant loss of privacy as the proposed second story will peer down into his back bedroom, and he asked the Board to consider requiring the project to only be single-story dwellings with 20-foot setbacks.
7. Jody Boyman, neighbor, explained that the project, especially the dueling heights, is incompatible with the quiet, quaint neighborhood. She is opposed to any kind of tree removal, and proposed that the grade for home number three be reduced, a 20 foot minimum setback be implemented, and the plans include screening to mitigate privacy concerns, such as a six foot high wood fence and hedge.
8. Lauaue Zemelman Schreider, neighbor, stated that the project is incompatible with the neighborhood and because her property is built on a slope, a two-story property built only 5 feet away from her backyard will completely dominate her property and peer directly into her back bedroom and kitchen.
9. Tom Lanorelli, neighbor, expressed concern about the amount of traffic that will pass through the proposed driveway.
10. Dino DalBon, neighbor, shared concerns regarding flooding due to excessive paving and unruly traffic down Cota Street, and would like the oak tree that is proposed to be removed to be saved if possible.
11. Kristen Sidoti, neighbor, voiced concerns regarding traffic and privacy. She also explained that her HOA pays for the maintenance and repair of the pavers at her building and since the inception of the project, many have been broken, and it will only get worse once traffic is increased.

Public comment closed at 5:47 p.m.

Board Member comment: Chair Sweeney requested that staff provide additional site history to the Board at the next review.

**Motion: Continue indefinitely to Full Board with comments (for lots 1, 2, and 3):**

1. The Board appreciates the proposed approach to traditional Mission and Adobe style architecture with clay tile roofs, stucco finishes, and traditional window openings.
2. The Board requests that the applicant conduct an extensive study of the neighborhood to correlate the project with the size, bulk, and scale of the neighborhood. This will require the applicant to reduce the size of the homes

on the lots, particularly the home on lot 1, so that the footprint steps away from the easterly boundary.

3. Review and provide information with regard to the major driplines that are to remain in or be taken out; this information should be presented in a graphic fashion, using color or some other method, so that the Board can easily see how the trees are being treated on the site.
4. Indicate hedges and fencing on the plan that are to remain, be replaced, or be redone so that the Board understands the scope of the project.
5. Provide a concept landscape plan for the complete lots of 1, 2, and 3.
6. Provide an exterior lighting plan and include the landscape, driveway safety, and exterior building lighting.
7. Study reducing the second-floor ceiling heights to be lower than 9 feet and study the possibility of implementing 7'6" ceiling heights or a combination of 7'6" and 8' ceiling heights on the first and second floors.
8. Return with a general outline of how rainwater runoff and drainage will be handled.
9. Return with a preliminary color palette for both the landscaping and the buildings.
10. Study the color palettes used on the adjacent buildings and neighborhood.
11. Provide accurate information on the adjacent lots to the north, south, east, and west of the site's property line so that the Board can understand where there are existing windows and what the relationship will be with the proposed windows on the structures for lots 1, 2, and 3. This may require the applicant to provide a site section for the mentioned locations so that the Board can clearly understand what the relationships are in terms of privacy.

Action: Sweeney/Miller, 6/0/0. (Richards absent.) Motion carried.

The motion was amended as follows:

**Motion: Continue indefinitely to Full Board with comments (for lots 1, 2, and 3), with the applicant to return once the following items have been addressed:**

1. The Board appreciates the proposed approach to traditional Mission and Adobe style architecture with clay tile roofs, stucco finishes, and traditional window openings.
2. The Board requests that the applicant conduct an extensive study of the neighborhood to correlate the project with the size, bulk, and scale of the neighborhood. This will require the applicant to reduce the size of the homes on the lots, particularly the home on lot 1, so that the footprint steps away from the easterly boundary.
3. Review and provide information with regard to the major driplines that are to remain in or be taken out; this information should be presented in a graphic fashion, using color or some other method, so that the Board can easily see how the trees are being treated on the site.
4. Indicate hedges and fencing on the plan that are to remain, be replaced, or be redone so that the Board understands the scope of the project.
5. Provide a concept landscape plan for the complete lots of 1, 2, and 3.
6. Provide an exterior lighting plan and include the landscape, driveway safety, and exterior building lighting.

7. Study reducing the second floor ceiling heights to be lower than 9 feet and study the possibility of implementing 7'6" ceiling heights or a combination of 7'6" and 8' ceiling heights on the first and second floors.
8. Return with a general outline of how rainwater runoff and drainage will be handled.
9. Return with a preliminary color palette for both the landscaping and the buildings.
10. Study the color palettes used on the adjacent buildings and neighborhood.
11. Provide accurate information on the adjacent lots to the north, south, east, and west of the sites property line so that the Board can understand where there are existing windows and what the relationship will be with the proposed windows on the structures for lots 1, 2, and 3. This may require the applicant to provide a site section for the mentioned locations so that the Board can clearly understand what the relationships are in terms of privacy.

Action: Sweeney/Miller, 6/0/0. (Richards absent.) Motion carried.

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

#### **5. 1709 SUNSET AVE**

**R-M Zone**

**(5:30)**

Assessor's Parcel Number: 043-191-008  
 Application Number: MST2017-00721  
 Owner: Cory Dean Ross  
 Applicant: Mark Armstrong

(Proposal to permit an unpermitted front yard fence and driveway gate as well as interior alterations to the existing accessory space. The proposed project will address violations in Zoning Information Report ZIR2014-00220 and Enforcement Case ENF2012-00596. A Minor Zoning Exception and a Minor Public Works 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.)**

**Item postponed at the applicant's request.**

**\* THE BOARD RECESSED FROM 6:36 TO 7:03 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1533 SAN MIGUEL AVE****E-3/SD-3 Zone****(6:30)**

Assessor's Parcel Number: 045-131-030  
Application Number: MST2017-00648  
Owner: Peter Hirth Family Trust  
Architect: Thompson Naylor Architects

(Proposal to demolish an existing 1,142 square foot, single residential unit with an attached 239 square foot, one-car garage and construct a new 2,278 square foot, two-story single residential unit with an attached 400 square foot, two-car garage and 106 square feet of accessory space. A 422 square foot detached Accessory Dwelling Unit (ADU) is also proposed with one uncovered parking space; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Also proposed are 830 square feet of patios and decks. Approximately 290 cubic yards of grading will occur on site. The proposed total of 2,784 square feet of development on an 11,665 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for a Coastal Development Permit for the Accessory Dwelling Unit.)

**(Comments Only. Project requires Staff Hearing Officer Review and must comply with Staff Hearing Officer Resolution No. 023-11.)**

Actual time: 7:04 p.m.

Present: Dennis Thompson, Architect, Thompson Naylor Architects; and Rihanna Radonie, Owner

Public comment opened at 7:09 p.m.

Joe Lackerdas spoke in support of the project.

Public comment closed at 7:11 p.m.

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

1. The Board finds the design compatible with the neighborhood, and the size, bulk, and scale of the project are appropriate.
2. Provide a site section showing the proposed house in relation to other construction on the site.
3. Return with a landscape plan.

Action: James/Moticha, 5/0/0. (Miller and Richards absent.) Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1910 COYOTE CIR****RS-1A Zone****(7:00)**

Assessor's Parcel Number: 021-170-006  
Application Number: MST2017-00222  
Architect: Sophie Calvin  
Owner: Bissell Living Trust

(Proposal for additions and alterations to an existing 2,272 square foot, one-story single residential unit with an attached 433 square foot, two-car garage. The proposed project includes a 789 square foot ground-floor master suite addition and a 317 square foot, one-car garage addition. Other site improvements include an interior remodel of 184 square feet, 424 square feet of new covered porches, a new Jacuzzi, and two new fire pits. No new landscaping or grading is proposed. The proposed total of 3,811 square feet of development on a 26,458 square foot lot located in the Hillside Design District is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires compliance with Tier 3 Storm Water Management Program.)**

Actual time: 7:18 p.m.

Present: Sophie Calvin, Architect

Correspondence with concerns from Ruston Slager was acknowledged.

Public comment opened at 7:26 p.m., and as no one wished to speak, it closed.

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

1. Return with a landscape plan.
2. The Board reviewed the general exposure to the view corridor of the neighborhood and determined that the westerly addition did not create any negative impacts.
3. The Board makes 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; and compliance with good neighborhood guidelines.

Action: Moticha/James, 5/0/0. (Richards and Miller absent.) Motion carried.

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 1402 GRAND AVE****RS-1A/RS-15 Zone****(7:30)**

Assessor's Parcel Number: 029-110-047  
Application Number: MST2017-00826  
Owner: Joseph Kearns  
Architect: DMHA

(Proposal for additions to an existing two-story single residential unit. The proposed project includes an 808 square foot addition to the upper level and a new 539 square foot, attached two-car garage. The project will address violations in Enforcement Case ENF2016-00296 and Zoning Information Report ZIR2016-00113. The proposed total of 4,081 square feet of development on a 5.22 acre lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project must comply with Staff Hearing Officer Resolution No. 046-09.)**

Actual time: 7:36 p.m.

Present: Ryan Mills, Architect, DMHA

Public comment opened at 7:50 p.m.

The following people expressed opposition or concerns:

1. Anna Campbell spoke in opposition to the proposed fourth story addition and its looming nature, lack of neighborhood compatibility, and visibility from the street. John Campbell ceded his time to Ms. Campbell. Ms. Campbell also submitted written correspondence.
2. Mike Cahill spoke in opposition to the proposed fourth story addition and the size, bulk, and scale; he requested story poles be placed on the site for the benefit of the neighbors.

The following people expressed support:

1. Correspondence from Joyce and Joe Yob was acknowledged.

Public comment closed at 7:59 p.m.

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

1. Emphasize the garage more to make it stand out, explain the choice of its location, and consider the possibility of connecting it to the house.
2. Provide an explanation for the location of the turn court and the driveway.
3. Identify which trees were permitted to be removed and which were not.
4. Provide a graphic to show the relationship of the house to the neighboring house.

Action: Moticha/James, 5/0/0. (Miller and Richards absent.) Motion carried.

**\* MEETING ADJOURNED AT 8:24 P.M. \***