



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
FEBRUARY 5, 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 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller (until 5:06 p.m.), Moticha, Richards, and Ziegler
Members absent: Ferrell and James
Staff present: Matthew Cameron, Planning Technician (from 3:00-4:00 p.m.); Mamulski (at 4:00 p.m.); 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 **January 22, 2018**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **January 29, 2018**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **February 5, 2018**, as reviewed by Board Members Miller and James.

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

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL

1. 1703 LA VISTA DEL OCEANO DR

RS-15 Zone

(3:10)

Assessor's Parcel Number:	035-480-059
Application Number:	MST2005-00018
Owner:	Vista Oceano La Mesa Venture, LLC
Architect:	Zehren and Associates
Landscape Architect:	Arcadia Studio

(Proposal to construct a 4,484 square foot, single-family residence, with a 713 square foot, two-car garage, located on a 43,738 square foot lot in the Hillside Design District. This is lot two (2) of the subdivision approved under master application MST2003-00227.)

(Review After Final is requested for substantial "as-built" alterations to windows, doors, and revised exterior elevations resulting in an increase of 243 square feet. Project was last reviewed October 30, 2017.)

Actual time: 3:06 p.m.

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

Staff comments: Ms. Grant provided some general background on the six-home development referred to as the La Vista Del Oceano project. She advised that unlike the other homes in the development, the property at 1703 La Vista Del Oceano erroneously received a final certificate of occupancy issued in 2016. Staff found that the elevations on file did not match what was currently out in the field, and now the project is before the SFDB to make sure, moving forward, the City record matches what is built. The Board is being asked to review the project with "as-built" alterations and make a decision on if any changes need to be made or if the project is acceptable and compatible with the neighborhood as built.

Public comment opened at 3:27 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with the comment that the existing windows are approved as presented.

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

Individual comments: Chair Sweeney stated that he opposes the motion as it sends a clear message to the building community that they can do whatever they want, regardless of what is approved, and no one will make them change it.

FINAL REVIEW

2. 940 ALSTON RD

RS-25 Zone

(3:40)

Assessor's Parcel Number: 015-173-028

Application Number: MST2016-00444

Owner: Inken H. Gerlach and 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.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 052-17. Project was last reviewed October 16, 2017.)

Actual time: 3:37 p.m.

Present: Kas Seefeld, Agent; and Jessica Barefoot, Barefoot Design

Public comment opened at 3:48 p.m.

Marsha Buyers, neighbor, had questions about the project and wanted to know what the accessory dwelling unit will be used for.

Public comment closed at 3:52 p.m.

Motion: Final Approval as submitted.

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

The ten-day appeal period was announced.

FINAL REVIEW**3. 509 LA MARINA DR****RS-7.5 Zone**

(4:00) Assessor's Parcel Number: 035-211-015
 Application Number: MST2017-00402
 Owner: Gannon Sutter
 Architect: Ricky Moraga

(Proposal for additions and alterations to an existing 1,365 square foot, one-story single-family residence with an attached 515 square foot two-car garage. The proposed project includes a one-story addition of 81 square feet, a second-story addition of 507 square feet, and an interior remodel of 105 square feet. Other site improvements include a new 165 square foot patio cover over an existing patio and a new 53 square foot second-story deck. The proposed total of 2,468 square feet on a 10,700 square foot lot located in the Hillside Design District is 65% of the maximum allowable floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project was last reviewed October 2, 2017.)

Actual time: 3:55 p.m.

Present: Ricky Moraga, Architect; and Annemarie Sutter, Owner

Public comment opened at 3:59 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with the comment to provide a color board and include notations on the drawings for staff to review and approve.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:02 TO 4:20 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 1709 SUNSET AVE****R-M Zone**

(4:30) 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.)

Actual time: 4:21 p.m.

Present: Mark Armstrong, Draftsman

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

1. The Board reviewed the front yard fence as indicated on sheet A1.3 of the application and agrees that the fence, on this particular lot, is appropriate for its current installation and understands that Transportation will require the driveway gate to be electrified.
2. The Board deems the fence an existing condition that is compatible with the neighborhood since there are similar or equivalent fences located on Sunset Avenue, Valerio Street, and West Pedregosa Street; therefore, the Board finds it acceptable in regards to neighborhood compatibility, but only in the neighborhood as now defined as both sides of Sunset Avenue, Valerio Street between San Pascual and San Andres Streets, and West Pedregosa Street between San Andres and San Pascual Streets.
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; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.
4. The Board agrees that the fence height as depicted on sheet A1.3 with heights between 5'7" to 6' is acceptable, is an exception, and will not create or exacerbate an obstruction of necessary sightlines for the safe operation of motor vehicles.
5. The Board agrees that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood as defined by the motion.
 - b. Improvements are sited such that they minimize impact next to abutting properties as defined in the motion.
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards of the Single Family Design Board as defined in this particular neighborhood, which is defined by the motion.
 - d. The improvement will be compatible with the existing character of the neighborhood as defined by the motion.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 8 FELLOWSHIP CIR****RS-15 Zone**

(4:50) Assessor's Parcel Number: 041-152-007
Application Number: MST2017-00836
Owner: Derrick & Lee
Architect: Martha Degasis

(Proposal for site improvements to an existing single residential unit. The proposed project includes replacing the existing 525 square foot asphalt driveway with permeable pavers, a new 500 square foot permeable patio, a new 395 square foot wood deck, window and door replacements, a 42" high rolling gate, and low water use landscaping. A Minor Zoning Exception is requested for a new five foot tall hedge to be located atop the existing 3.5' tall brick wall along the front lot line, which will exceed the allowed eight foot height limit. There is no new square footage proposed to the existing single residential unit.)

(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: 4:37 p.m.

Present: Martha Degasis, Arcadia Studio

Public comment opened at 4:51 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 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.
2. The Board agrees that the following Minor Zoning Exception criteria have been met:
 - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.
 - b. Improvements are sited such that they minimize impacts next to abutting properties.
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards of the Single Family Design Board for good neighbor guidelines.
 - d. The improvement will be compatible with the existing development and character of the neighborhood.
3. The Board agrees that the request for a 5-foot hedge at the front yard of Fellowship Circle is acceptable, is an exception, and will not create or exacerbate an obstruction of necessary sightlines for the safe operation of motor vehicles.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:02 TO 4:20 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 828 SUMMIT RD

RS-25 Zone

(5:20) Assessor's Parcel Number: 015-172-023
Application Number: MST2018-00014
Owner: Robert Rumsey
Applicant: Brian Miller

(Proposal to construct a new 2,808 square foot, one-story single residential unit with a 610 square foot, attached, two-car garage on a currently vacant lot. Other site improvements include a new swimming pool, terraces, and landscaping. Approximately 10 cubic yards of grading will occur on site. The proposed total of 3,418 square feet of development on a 40,549 square foot lot located in the Hillside Design District is 69% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:06 p.m.

Present: Brian Miller, Applicant

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.

The following people expressed opposition or concerns:

1. Anne Sprecher, neighbor, spoke with concerns regarding the durability and width of the street for construction and emergency personnel. She also discussed privacy concerns and light pollution caused by the development because of the previous removal of large trees from the lot.
2. Daniel Cerf, neighbor, agreed with Ms. Sprecher's comments and further stated that he would like to see the large trees that were removed by the previous owner replanted and that the creek on the property needs to be maintained by the new owner as the overflow floods onto his property.

Public comment closed at 5:24 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board is waiting for comments from the Fire Department to understand where the turnouts for the fire trucks will be located.
2. The Board is waiting for comments on whether the applicant can use the existing footings for the garage and is aware that the existing driveway will remain, and a portion will be changed to an undetermined permeable material.
3. Show on the plan which trees were removed where new trees are proposed.
4. The architectural elements are acceptable.
5. The roof height is acceptable.
6. Consider combining the outdoor areas.
7. Include some study of automobile light screening at the entry of the driveway.
8. Locate where the creek flows.

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

*** THE BOARD RECESSED FROM 5:37 TO 6:22 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1517 SHORELINE DR****E-3/SD-3 Zone****(6:30)**

Assessor's Parcel Number: 045-182-007
 Application Number: MST2017-00842
 Owner: Leatherman Family Trust
 Applicant: Amy Von Protz

(Proposal for additions and alterations to an existing 1,396 square foot, two-story single residential unit with an attached 192 square foot, one-car garage. The proposed project includes a 286 square foot, second-story addition and a garage addition of 179 square feet. Other site improvements include a new 115 square foot, second-story deck and a new standing seam metal roof. The proposed total of 2,053 square feet of development on a 4,902 square foot lot located in the Hillside Design District is 85% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is required for a Zoning Modification request to allow the proposed garage addition to encroach within the required front setback. The proposed project is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal Review.)

(Comments Only. One-time concept review.)

Actual time: 6:22 p.m.

Present: Amy Von Protz, Designer; and Russ Leatherman, Owner

Staff comments: Ms. Mamulski explained the one-time concept review process and confirmed that the Board is asked to make comments only for this project.

Public comment opened at 6:29 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board provided positive comments and expressed that the floor plan of the project and inclusion of a two-car garage is acceptable.
2. Consider changing the roofline at the front of the property.

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

*** THE BOARD RECESSED FROM 5:37 TO 6:45 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 743 LITCHFIELD LN

RS-15 Zone

(7:00)

Assessor's Parcel Number: 041-181-010
Application Number: MST2018-00002
Owner: Inger L. Budke

(Proposal to construct a 656 square foot, ground-level addition and a 1,364 square foot, lower-level addition to an existing 1,163 square foot, one-story single residential unit. Other site improvements include the relocation of the existing 387 square foot garage. Approximately 255 cubic yards of cut and fill will occur under the main building footprint, and 15 cubic yards of cut and fill will occur outside of the main building foot print, with 270 cubic yards of export to leave the site. The proposed total of 3,570 square feet of development on a 17,656 square foot lot located in the Hillside Design District is 81% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow a new two-car garage and restroom to be located within the required 30-foot front and 10-foot interior setback.)

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

Actual time: 6:44 p.m.

Present: Ryan Mills, Architect and Nik Andjam, Revit Specialist, DMHA

Public comment opened at 7:02 p.m.

The following people expressed opposition or concerns:

1. Dr. Mark Stagis, neighbor, posed concerns regarding maintaining the northern side yard setback and explained that the proposal to reduce the space between the two properties will diminish the value of the property and create privacy and noise issues.
2. Terence Alemann advised that the setback modification will affect property values as the street is already suffering from overcrowding.
3. Lynette Johnson had concerns regarding the proposed front extension and wanted to know how it would fall in relation to the street easement. Chari Sweeney responded by showing Ms. Johnson that the plan shows the proposed front extension falling in line with the front of the existing house.

Public comment closed at 7:10 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. Restudy the placement of the two-car garage to maintain the side yard 10-foot setback.
2. The Board is supportive of the encroachment into the front yard setback.
3. The aesthetics displayed on the east elevation, as proposed for the front yard, are appropriate.
4. The incorporation of the horizontal trellis element over the garage doors and the trellis/supporting elements over the front entrance foyer is acceptable.
5. In general, the architectural approach appears to be compatible with the general architecture of the neighborhood.

6. The one-story configuration retains the vocabulary of the size, bulk, and scale of the neighborhood.
7. The applicant is encouraged to explore alternatives or some combination of railing and planter system for the exterior roof deck of the new one-story addition at the lower level.
8. The Board in general is acceptable of the general color palette presented on sheet A2.01.
9. The Board would encourage exploration of allowing natural light into the lower portion of the new addition.
10. The general configuration of the home is acceptable.
11. The side wall and gate should be more porous or open to allow the continued traditional view corridors that appear to occur in many of the homes along Litchfield Lane from Fellowship Circle down to the end of the street. The Board requested the designer explore alternatives to the solid wall and gate element shown on the east elevation on sheet A2.01.
12. The Board encouraged the designer to come back with a concept landscape plan indicating the site circulation around the house, particularly from the deck areas and the terrace areas.
13. Explore minimizing, to the very minimum, the amount of soil that has to be removed from the site to reduce the amount of truckloads that will occur during construction.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 1025 E COTA ST

R-2 Zone

(7:30)

Assessor's Parcel Number:	031-185-014
Application Number:	MST2017-00841
Owner:	Riad Bahhur
Architect:	David Burke

(Proposal to construct a new 1,236 square foot, two-story single residential unit with a 448 square foot, attached, two-car garage on a vacant lot. A 600 square foot, attached 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. Other site improvements include new landscaping and 281 square feet of patio areas. Approximately 143 cubic yards of import/export will occur on site. The proposed total of 1,684 square feet of development on a 5,000 square foot lot is 69% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 7:36 p.m.

Present: David Burke, Architect

Public comment opened at 7:43 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. Provide a site plan showing the adjacent homes, including the general locations of windows that face the proposed project.
2. The color palette and materials are acceptable.
3. The Board asked that the applicant eliminate the deck at the front and potentially reposition it to the back.
4. Study implementing an entrance from the garage into the house.
5. Consider reconfiguring the entrance to the property.
6. Provide a preliminary landscape plan showing landscaping down each side of the entire lot.
7. Study minimizing the amount of soil that needs to be removed from the land during construction.

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

*** MEETING ADJOURNED AT 8:03 P.M. ***