



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
MARCH 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 2:59 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller (until 6:40 p.m.), Ferrell, James, Moticha, and Richards (absent 6:40-6:55 p.m.)
Members absent: Ziegler
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 **February 20, 2018**, as amended.

Action: Ferrell/Moticha, 6/0/0. (Ziegler absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **February 26, 2018**, as reviewed by Board Members Sweeney and Richards.

Action: James/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

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

Action: Richards/Moticha, 6/0/0. (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. All Minor Zoning Exemption requests have currently been placed on the Full Board agenda; however, if the Board finds it appropriate, staff would like to have some or all of them appear on the Consent Calendar.

Motion: Until the Board determines further, Minor Zoning Exemption requests are to be heard at the Consent Calendar and applicants are to be made aware that given certain circumstances, the Consent reviewers may refer the request to the Full Board.

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

- b. Today will be Ms. Vaughn's last meeting as the ABR secretary, as she will be serving as the Planning Commission secretary.

E. Subcommittee Reports:

Chair Sweeney stated that he attended the February 27 Ordinance Committee Meeting to observe the Accessory Dwelling Units (ADU) discussion, and it was his observation that the Committee was unaware of the SFDB's comments and concerns regarding the proposed ADU ordinance. The Ordinance Committee's discussion was continued to March 6, and Chair Sweeney shared an outline of the SFDB's February 20 comments that he would like to present at the March 6 meeting.

Marck Aguilar responded to a request made during the ADU discussion on February 20 to clarify if the Board could address decks attached to ADUs and if the Board had the ability to analyze the FAR of a new project and include the square footage of the ADU structure in the FAR calculation.

Chair Sweeney asked for an official vote to adopt his notes for presentation to the Ordinance Committee on March 6.

Motion: Adopt the notes prepared by Chair Sweeney and agree that they are to be presented at tomorrow's Ordinance Committee meeting.

Action: Miller/James, 6/0/0. (Ziegler absent.) Motion carried.

PROJECT DESIGN REVIEW**1. 1631 SHORELINE DR****E-3/SD-3 Zone****(3:10)**

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

(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 which 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).)

(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 017-17 and was last reviewed September 18, 2017.)

Actual time: 3:28 p.m.

Present: Tom Ochsner, Architect; Chad Yonker, Owner; Jessica W. Grant, Acting Senior Planner, City of Santa Barbara

Staff comments: Ms. Grant distributed the Planning Commission Resolution for the project and reviewed the design-related conditions listed in the Resolution with the Board.

Public comment opened at 3:37 p.m.

Correspondence with concerns from Jon Kauffman was read into the record.

Public comment closed at 3:38 p.m.

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

1. The window changes in relation to the roof are a large improvement.
2. The lights shown on the north and south elevations complement the architecture.
3. The chimney cap is acceptable; however, consider using a less shiny or powder-coated bronze or brass material.
4. Provide a completed Tier-3 Storm Water Management Plan.
5. 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, including the proposal to retain existing as well as plant new trees; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.

6. The Board has taken considerable effort to assess the size of the project in comparison to the lot and the adjoining houses along the streetscape.
7. The Board has looked at the bulk and how the property is laid out, particularly at the second floor, and concludes that it reduces the impact of the bulk to the neighborhood.
8. The scale has been addressed as indicated by other parts of the motion, with regard to the proportions and delineation of the window fenestration, the roof sloping, and the materials.
9. Several members of the Board have taken the time to walk the neighborhood, to view the project from other streets, particularly on streets from which there was considerable public input. With that said, the Board believes that after all of its review, this particular home on this particular site is appropriate.

Action: James/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

2. 218 LAS ONDAS

E-3/SD-3 Zone

(3:50)

Assessor's Parcel Number: 045-162-027
 Application Number: MST2017-00734
 Owner: Dave & Sarah 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.)

(Project Design Approval is requested. Project was last reviewed December 11, 2017.)

Actual time: 3:52 p.m.

Present: Tom Ochsner, Architect

Public comment opened at 3:55 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.

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

*** THE BOARD RECESSED FROM 4:03 TO 4:06 P.M. ***

REVIEW AFTER FINAL

3. 1548 ALAMEDA PADRE SERRA

RS-15 Zone

(4:20)

Assessor's Parcel Number: 019-183-010
Application Number: MST2016-00140
Owner: Charlotte Keenan Elaine Living Trust
Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for alterations to the workshop. Project was last reviewed November 21, 2016.)

Actual time: 4:06 p.m.

Present: Mackenzie Combs, Designer

Public comment opened at 4:10 p.m., and as no one wished to speak, it closed.

Motion: Approval of Review After Final with the comment that the board finds it acceptable to replace the two glass doors with a glass garage door as drawn on the plans.

Action: Moticha/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

*** THE BOARD RECESSED FROM 4:10 TO 4:21 P.M. ***

PROJECT DESIGN REVIEW

4. 2002 GRAND AVE

R-2 Zone

(4:40)

Assessor's Parcel Number: 025-346-008
Application Number: MST2017-00548
Owner: Suzanne Duca Ira Rollover F/B/O
Applicant: Loren Solin

(Proposal to remodel 112 square feet of an existing kitchen, replace windows, relocate the front entry door and re-roof an existing 695 square foot, single-family residence with an attached 227 square foot one-car garage. Other site improvements include a new 112 square foot patio cover, three new skylights, removal of an existing wood deck and the installation of a new 494 square foot wrap around flagstone patio. The existing total of 922 square feet of development on a 4,042 square foot lot located in the Hillside Design District is 42% of the maximum allowable floor-to-lot-area ratio (FAR). Staff Hearing Officer approval was granted for Zoning Modification requests to allow encroachments within the primary and secondary front setbacks.)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 071-17 and was last reviewed October 2, 2017.)

Actual time: 4:21 p.m.

Present: Loren Solin, Designer

Staff comments: Ms. Mamulski stated that the project is requesting a Minor Zoning Exception (MZE) for the trash enclosure proposed in the setback, and if the Board decided to take action today, it will need to make the MZE findings along with the Waste/Recycling Enclosures findings.

Public comment opened at 4:24 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 finds 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. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
 - d. The improvement will be compatible with the existing development and character of the neighborhood.
 - e. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:38 TO 4:54 P.M. ***

IN-PROGRESS REVIEW**5. 20 CAMINO ALTO****RS-1A Zone****(5:10)**

Assessor's Parcel Number: 019-142-009
Application Number: MST2017-00014
Owner: Gregory Warren Hurd
Agent: Troy White
Architect: Chas Architects

(Proposal to construct a new 4,450 square foot two-story single-family residence with an attached 562 square foot two-car garage to replace the previous single family residence lost in the Tea Fire. The project also includes 232 square feet of covered terrace and 450 square feet of roof-top terrace. Other site improvements include a new driveway and site landscaping. Grading outside the main building footprint will consist of 31 cubic yards, grading under the main building will consist of 250 cubic yards, and 281 cubic yards of import will occur on site. The proposed total of 5,694 square feet on a 1.3 acre lot located in the Hillside Design District is 109% of the guideline maximum floor to-lot-area ratio (FAR).)

(Third Concept Review. Comments Only. Project was last reviewed March 6, 2017.)

Actual time: 4:54 p.m.

Present: Troy White, Dudek; and Erin Carroll, Landscape Architect

Staff comments: Ms. Mamulski stated that the project footer says today's review is comments only; however, the project is able to receive action today if the Board finds it appropriate. Ms. Mamulski also clarified that the project did received Project Design Approval (PDA) previously; however, because of significant changes, the project will need to be re-reviewed for PDA.

Public comment opened at 5:06 p.m.

The following people expressed support:

1. Wayne Smith, neighbor, explained that the project fits well with the neighborhood and will be a great improvement to the neighborhood.

The following people expressed opposition or concerns:

1. Rochelle Baratucci spoke with concerns regarding the property's drainage and potential issues and asked how high the house will be from the street. Ms. Baratucci expressed that she does like the size of the project and that the trees on the property line are to remain.

Public comment closed at 5:08 p.m.

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

1. The Board appreciates the style and quality of the architecture.
2. Provide an alternate material around the fire pit in lieu of the proposed glass.
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.

Action: Miller/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

PROJECT DESIGN REVIEW

6. 580 RICARDO AVE

RS-15 Zone

(5:40) Assessor's Parcel Number: 035-131-008
Application Number: MST2016-00164
Owner: Bob Kafkis
Architect: Chris Cottrell

(This is a revised project description. Proposal for a 597 square foot second-story addition with a 75 square foot balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two car garage. The project includes a new roof cover at the front entry and a new pool, pool equipment, and spa in the rear yard. The proposed total of 2,280 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed May 31, 2016.)

Actual time: 5:26 p.m.

Present: Chris Cottrell, Architect; and Natira Jones, Landscape Architect

Public comment opened at 5:34 p.m., and as no one wished to speak, it closed.

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

1. Provide the locations of gutters and downspouts on the plans.
2. Study the second-story windows.
3. Rethink the street side planting.
4. Label the existing fence and landscape elements and identify which will be retained or removed.
5. Provide an elevation study of what the new fence will look like.
6. Provide the location of exterior lighting on the elevations.
7. 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. (Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 6:06 TO 6:40 P.M. ***

CONCEPT REVIEW (CONT.)**7. 1306 DOVER HILL RD****RS-15 Zone**

(6:40) 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 and was last reviewed January 8, 2018.)

Actual time: 6:40 p.m.

Present: Amy Von Protz, Designer; Robert Richards, Landscape Architect; and Michael Loftis, Owner

Chair Sweeney read the following State Political Reform Act Sole Proprietor Advisory regarding Board Member Richards:

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 6:47 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer for return to Consent with comments:

1. The screening proposed by the landscape architect is adequate.
2. The Board has positive views regarding the mutual hedge between the properties.
3. The Board appreciates that noise concerns have been mitigated.
4. The Board received the following letters:
 - a. Letter dated February 16, 2018 from Ryan Cunningham Construction and Barbara Elision, the adjacent property owner. Note, this letter has no bearing on the Board's decision; however, it will be placed in the file for the record.
 - b. Letter from the Hill Hiker Corporation regarding the noise level of the mechanism that operates the hill hiker.

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

CONCEPT REVIEW (CONT.)**8. 1554 ALAMEDA PADRE SERRA****RS-15 Zone****(7:10)**

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 December 11, 2017.)

Actual time: 6:55 p.m.

Present: Richele Mailand, Applicant, Richele Design Associates

Public comment opened at 7:09 p.m.

Granville Fenton provided the Board with copies of a 2009 Zoning Information Report as well as a photo from a previous pool application showing multiple zoning violations on the hedge, arguing that the hedge was never approved to be kept any higher than 8 feet, and the original agreement between him and the previous owner was simply adhering to the established City Zoning Requirements at the time. He also stated that approving the hedge height at 12 feet will not mitigate the detrimental impact on the use and enjoyment of his property.

Public comment closed at 7:13 p.m.

Motion: Project Design Approval with conditions:

1. Raise and lower the height of the existing hedge from the north and east side of the Krupica property to the following specifications as applicable to sheet 3 of 3, close up first floor plan, dated February 5, 2018:
 - a. The whole length of the east side is to be kept at 10 feet;
 - b. Starting from the northeast corner, the north hedge is to be kept at 10 feet in height for the first 15 feet, then 11 feet in height for the next 12 feet; and
 - c. The remaining portion of the north hedge to be kept at 14 feet in height.
2. These measurements and heights are determined from the finished grade of the existing property that the hedges are planted on.
3. The Board finds 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. The improvements are sited such that they minimize impact next to abutting properties;
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines;

- d. The improvement will be compatible with the existing development and character of the neighborhood; and
- e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 802 OLIVE ST

R-M Zone

(7:40)

Assessor's Parcel Number: 031-031-029
 Application Number: MST2014-00473
 Owner: Maria Iglesias Rodriguez

(Proposal to permit approximately 138 linear feet of unpermitted 3' tall wood fence above an existing and approximately 4' tall retaining wall in the front yards of an existing single residential unit on a corner lot. A Minor Zoning Exception is requested to allow the wall and fence to have a cumulative height of up to 7'-4" within 10 feet of the front property lines.)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 7:38 p.m.

Present: Maria Iglesias Rodriguez, Owner

Public comment opened at 7:45 p.m.

Correspondence in support from Elisa Kellam was acknowledged.

Public comment closed at 7:46 p.m.

Motion: Continued indefinitely to Consent for final approval with comments:

1. Paint the fence to match the house color.
2. Cut the fence back 5 feet by 5 feet at the corner.
3. Implement flame vines at the front of the fence, 7 feet on center, as well some rosemary on the outside of the fence.
4. Implement planting at the corner to soften the corner appearance.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 8:10 P.M. ***