



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**MARCH 19, 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  
Kathleen Goo, Commission Secretary

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**CALL TO ORDER**

The Full Board meeting was called to order at 3:04 p.m. by Chair Sweeney.

**ATTENDANCE**

Members present: Sweeney (at 3:04 p.m.), Miller (3:34-3:55 p.m.), Ferrell, James, Moticha, Richards (5:29-6:10 p.m.), and Ziegler  
Members absent: None  
Staff present: Mamulski and Goo

**GENERAL BUSINESS**

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **March 5, 2018**, as submitted.  
Action: Ziegler/James, 7/0/0. Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 12, 2018**, as reviewed by Board Members James and Miller.  
Action: Moticha/Ziegler, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **March 19, 2018**, as reviewed by Board Members James and Miller.

Action: Miller/James, 7/0/0. Motion carried.

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

Ms. Mamulski announced that Item 1, 1704 La Vista Del Oceano Drive, has been postponed to the April 16, 2018 agenda at the applicant's request.

E. Subcommittee Reports:

No subcommittee reports.

## **REVIEW AFTER FINAL**

### **1. 1704 LA VISTA DEL OCEANO DR**

**RS-15 Zone**

**(3:10)** Assessor's Parcel Number: 035-480-060  
Application Number: MST2005-00019  
Owner: Claudia Arango  
Agent: Brent Daniels  
Architect: Zehren & Associates  
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,502 square foot single family residence at 1704 La Vista Del Oceano (Lot 3) with a 745 square foot two-car garage on a 45,049 square foot lot in the Hillside Design District. See MST2003-00227 for the master case involving the 6-lot subdivision.)

**(Review After Final is requested for substantial unpermitted interior and exterior alterations. Project was last reviewed January 28, 2013.)**

**Item postponed to April 16, 2018 at the applicant's request.**

## **FINAL REVIEW**

### **2. 2839 CLINTON TERR**

**RS-7.5/USS Zone**

**(3:30)** Assessor's Parcel Number: 051-271-007  
Application Number: MST2017-00634  
Owner: Nathan Lynn  
Architect: Jose Luis Esparza

(Proposed to construct a second-story addition on an existing 1,633 square foot, one-story, single residential unit with an attached, 380 square foot, two-car garage. The proposed project also includes demolishing 88 square feet of the first floor area and constructing a new 1,105 square foot, second-story addition with a 251 square foot, second-story deck. Other site improvements include the replacement of all windows and doors on the first floor to be replaced in the same size and location. The proposed total of 3,020 square feet of development on a 9,425 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 3:14 p.m.

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

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval as submitted.**

Action: Miller/Moticha, 7/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:23 TO 3:34 P.M. \***

### **CONCEPT REVIEW (CONT.)**

#### **3. 828 SUMMIT RD**

**RS-25 Zone**

**(3:50)** 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).)

**(Second Concept Review. Project was last reviewed February 5, 2018.)**

Actual time: 3:34 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 3:40 p.m.

Daniel Cerf spoke with concerns regarding the creek easement and the tremendous amount of debris that flows down the creek, and about replacement trees and emergency access to the area.

Public comment closed at 3:44 p.m.

**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; trees and landscaping; protection of public health, safety, and welfare; and compliance with good neighborhood guidelines.
2. The Board is aware that Tier 3 Storm Water Management Program requirements still need to be satisfied for the proposed project.
3. In reviewing the FAR, the Board determined that in terms of the size, bulk, and scale, the proposed project is essentially a one-story project.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:52 TO 3:55 P.M. \***

**CONCEPT REVIEW (CONT.)****4. 743 LITCHFIELD LN****RS-15 Zone****(4:10)**

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. Project was last reviewed February 5, 2018.)**

Actual time: 3:55 p.m.

Staff comments: Ms. Mamulski stated that the project has to be reviewed by the Staff Hearing Officer and the applicant has modified the project to include one less modification.

Present: Ryan Mills, Architect and Nik Andjam, Revit Specialist, DMHA; and Inger L. Budke, Owner

Public comment opened at 4:11 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 Board approves the new placement of the garage, the reduced foot print, and the alterations made to the entry foyer.

2. Out of all the alternative railing options presented, the hog wire solution is acceptable for the railings.
3. The Board finds the proposal to add more light in the laundry room is acceptable.
4. The improvements proposed at the side gate and implementation of a porous fence so as to maintain the public view corridor to the ocean is acceptable.
5. The circulation around the site has been addressed and is acceptable.
6. The proposed plan to use on-site dirt for construction of adobe bricks, thus reducing the cut and fill, is acceptable.
7. The Board is supportive of the encroachment into the front yard setback.
8. The aesthetics displayed on the east elevation, as proposed for the front yard, are appropriate.

Action: James/Miller, 7/0/0. Motion carried.

**\* THE BOARD RECESSED FROM 4:21 TO 4:25 P.M. \***

### **CONCEPT REVIEW (CONT.)**

#### **5. 1117 HARBOR HILLS DR**

**RS-15 Zone**

**(4:40)**

Assessor's Parcel Number:	035-314-019
Application Number:	MST2017-00431
Owner:	Akila Krish
Architect:	James LeCron

(Proposal to demolish an existing 2,075 square foot, one-story single-family dwelling with an attached 460 square foot two-car garage, and construct a new 2,939 square foot, one-story single-family dwelling with an attached 500 square foot two-car garage. Other site improvements include 1,577 square feet of terraced decks and a new spa. The proposed total of 3,439 square feet of development on a 17,639 square foot lot located in the Hillside Design District is 78% of the guideline maximum floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for new construction within the required 30-foot front setback.)

**(Second Concept Review. Project must comply with Staff Hearing Officer Resolution No. 066-17. Project was last reviewed August 7, 2017.)**

Actual time: 4:25 p.m.

Present: James LeCron, Architect

Public comment opened at 4:30 p.m., and as no one wished to speak, it closed.

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

1. Provide a site section from the street all the way to the rear of the property, indicating the heights of the property.
2. Provide a site-to-site (Area A to B) landscape plan; include where plants are located and better define the trees.
3. Study the height of the stucco wall located on the back deck and consider using a lighter color to soften the design.
4. The proposed higher plate height in the center of the project is acceptable; however, study reducing the section plate heights on the rest of the project.
5. Restudy the front entry.

6. Provide more detailed site plans including context.  
Action: Moticha/James, 7/0/0. Motion carried.

**\* THE BOARD RECESSED FROM 4:50 TO 5:02 P.M. \***

### **CONCEPT REVIEW (CONT.)**

<b>6. 1035 COYOTE RD</b> <b><u>(5:10)</u></b>	Assessor's Parcel Number: 021-061-005 Application Number: MST2017-00529 Owner: Berrett 2009 Family Trust Applicant: Rick Starnes Architect: Rick Starnes	<b>RS-1A Zone</b>
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(Proposal for a change of use of the existing non-conforming, 428 square foot, single-story building from accessory to single-family use located within the required 35 foot front setback. A portion of the building was permitted as a workshop and storage building at 402 square feet but is actually 428 square feet. The proposed project also includes 1,046 square feet of additions, 869 square feet of new development, and construction of a new 400 square foot two-car carport. Zoning Modifications were approved to allow the conversion of the workshop/storage to a single-story residential unit and for the construction of a new two-car garage located within the required front setback. Other site improvements include the demolition of existing structures within the required setbacks. The proposal will address violations listed in ENF2015-00314 and ZIR2015-00535. The proposed total of 2,643 square feet of development on a 25,177 square foot lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Third Concept Review. Project must comply with Staff Hearing Officer Resolution No. 005-18. Project was last reviewed October 30, 2017.)**

Actual time: 5:02 p.m.

Present: Rick Starnes, Applicant; and Chuck McClure, Landscape Architect

Public comment opened at 5:09 p.m., and as no one wished to speak, it closed.

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

1. Provide a finished plan that includes a color board and Tier 3 Storm Water Management Program (SWMP) requirements.
2. Return with plan site sections that clarify the proposed plate heights.
3. Provide the material proposed for the driveway surface.
4. 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/Moticha, 7/0/0. Motion carried.

**\* THE BOARD RECESSED FROM 5:30 TO 5:29 P.M. \*****CONCEPT REVIEW (CONT.)****7. 1025 E COTA ST****R-2 Zone****(5:30)**

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).)

**(Second Concept Review. Project was last reviewed February 5, 2018.)**

Actual time: 5:29 p.m.

Present: Robert Richards and David Burke, Architects; and Raymond Constantino, Owner

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.

Ex parte communication: Ms. Mamulski disclosed that the applicant, or a representative for the applicant, attempted to contact a Board member after the last hearing to discuss the deck located off of the living room.

Public comment opened at 5:40 p.m., and as no one wished to speak, it closed.

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

1. The Board appreciates the style of the house.
2. The Board supports the color board, roofing material, and the lighting.
3. Reduce the size of the interior courtyard at the west side of the house, including the shape of the courtyard in relation to the second floor single-family unit.
4. Study the front street elevation roof design.
5. Study the upper windows on the rear elevation so as to match the adjacent windows.
6. Study the front porch; consider eliminating the center column, adding some architectural treatments, and possibly adding a gable vent.
7. The Board appreciates the reduction of the rear deck.
8. Provide a more realistic rear deck elevation.

9. Restudy the proposed Concrete Masonry Unit (CMU) block and possibly implement a plastic coating to match what is seen on the neighboring property.

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

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

#### **8. 610 SIERRA ST**

**R-2 Zone**

**(6:00)**

Assessor's Parcel Number: 025-404-002  
Application Number: MST2017-00774  
Owner: Jane Killebrew  
Agent: Roberta Serbia  
Architect: Susan Sherwin

(Proposal for additions and alterations to an existing 1,903 square foot single residential unit with a 396 square foot garage. The proposed project includes converting the existing 396 square foot, attached, two-car garage to habitable space and constructing a new 401 square foot, detached, two-car garage. Other site improvements include an interior remodel of 2,023 square feet, 894 square feet of additions to the dining room, entry area, service porch, master bedroom, and existing second floor deck. The project will include a new exterior stair to the upper deck, a new spa, and hardscape. Approximately 22 cubic yards of cut and 5 cubic yards of fill will occur on site. The proposed total of 3,193 square feet of development on an 8,155 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

#### **(Comments Only.)**

Actual time: 6:10 p.m.

Present: Brian Hofer, Architect and Roberta Serbia, Designer

Public comment opened at 6:21 p.m.

Celeste Kellerhouse spoke in support and of a concern regarding the proposed spa pump and machinery noise. Ms. Kellerhouse requested that the machine equipment be either relocated or enclosed.

Public comment closed at 6:24 p.m.

#### **Motion: Continue indefinitely with comments:**

1. The Board appreciates the proposed style and quality of architecture.
2. Provide footprints of the adjacent properties on the plan as well as a detailed site section of the proposed spa equipment location to identify how the spa will impact the neighbor.
3. Provide the square footage of the proposed roof deck and clarify the distance from the property line.
4. Restudy the front elevation doorway and the location of light fixtures, downspouts, and possible scupper.
5. Provide scupper details.
6. Restudy the proposed front wood gate and consider adding more detailing to the design.

7. Study the proposed material for the upper deck railing system; consider using some form of terra-cotta material to be more in keeping with the style of the architecture and era of the house.
8. Provide a color board.
9. Provide a detailed landscape plan.
10. Provide lighting and lighting fixture details on the plans.
11. Provide a demarcation on the plans regarding all new and existing square footage.

Action: Miller/Moticha, 7/0/0. Motion carried.

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

#### **9. 20 WOODALE LN**

**RS-1A Zone**

**(6:30)**

Assessor's Parcel Number:	021-161-005
Application Number:	MST2018-00078
Owner:	Margaret B. Sharpe Voegele, Trustee
Owner:	Woodale, LLC
Contractor:	James Hughes
Designer:	Mark Armstrong

(Proposal for alterations to an existing 3,108 square foot single residential unit with a 641 square foot garage. The proposal includes permitting an unpermitted 621 square foot three-car garage and permitting the conversion of the original garage to habitable space. Other site improvements include the removal of a 6' curved wall in front of the original garage, the removal of a trellis located in the interior setback on south property line, and removal of a shed. The proposal also includes replacement of the existing deck, a new roof, new windows, and changes to the front entry. The proposed total of 4,436 square feet of development on a 25,264 square foot lot located in the Hillside Design District is 94% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

#### **(Comments Only.)**

Actual time: 6:45 p.m.

Present: Mark Armstrong, Designer

Public comment opened at 6:50 p.m., and as no one wished to speak, it closed.

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

1. Study rotating the garage roof 90 degrees.
2. Provide details and indicate square footage on the floor plans.
3. Provide a color board and include what material will be used on the new deck and stairs.
4. Provide the pattern of the stone veneer.
5. Provide window manufacturer details.
6. Provide the locations of the downspouts, gutters, and vents.
7. Provide a landscape plan that is refined to the Tier 3 Storm Water Management Program (SWMP), show existing oaks, and show landscaping in the areas that are being disturbed by the proposed project.
8. Provide sections of and the material used for the deck surround.

9. Provide railing material and restudy the use of aluminum.
10. Provide a sample of the standing metal seam roof material and provide details of the eave edges in relationship to the gutter and downspout locations; consider using a different roof material if possible.
11. Identify the total square footage of new deck and indicate the old location as well as the new deck location on the plan.
12. The configuration of the front portico canopy is not acceptable as designed and should be restudied.
13. Restudy the window location in the sitting room on the west elevation.
14. Include exterior lighting locations and fixture details on the elevations.
15. Provide a sample of the wood material proposed for the exterior deck.

Action: James/Ferrell, 7/0/0. Motion carried.

**\* MEETING ADJOURNED AT 7:08 P.M. \***