



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### APRIL 2, 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 3:00 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Ferrell, James, Moticha, Richards, and Ziegler  
Members absent: Miller  
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 19, 2018**, as submitted.  
Action: Ferrell/Moticha, 6/0/0. (Miller absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **March 26, 2018**, as reviewed by Board Members James and Miller.  
Action: Moticha/James, 6/0/0. (Miller absent.) Motion carried.

Motion: Ratify the Consent Calendar of **April 2, 2018**, as reviewed by Board Members Sweeney and Richards.  
Action: James/Richards, 6/0/0. (Miller absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Chair Sweeney requested that staff research City protocol or criteria with regard to proposed galvanized stormwater storage tanks, related to an item on the April 2, 2018 Consent review.
  2. Ms. Mamulski announced the following:
    - a. There will be a Joint City Council and Planning Commission meeting held on Friday, April 13, 2018, from 9:00 a.m. to 11:30 a.m. to discuss current and future workload efforts and guidelines.
    - b. Chair Sweeney volunteered to represent the Board at the April 10, 2018 City Council appeal hearing regarding 636 Aurora Avenue.
- E. Subcommittee Reports:
- No subcommittee reports.

## **FINAL REVIEW**

### **1. 23 WADE CT**

**E-3/SD-3 Zone**

**(3:10)**

Assessor's Parcel Number: 047-071-020  
Application Number: MST2017-00073  
Architect: Jeff Shelton  
Owner: Carol and Cameron Shaw

(Proposal to construct a new two-story, 1,813 square foot primary residence, with an attached 495 square foot two-car garage and 978 square foot basement. The proposed project also includes 606 square feet of second-story decks, new permeable paving, site landscaping, and a grading total of approximately 70 cubic yards of fill. The proposed total of 2,711 square feet on a 9,077 square foot vacant lot located in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project is located in the non-appealable jurisdiction of the Coastal Zone and requires a Coastal Exclusion. The proposal includes an attached 420 square foot Accessory Dwelling Unit (ADU); per State Code, the ADU is exempt from the FAR.)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed August 7, 2017.)**

Actual time: 3:11 p.m.

Present: Jeff Shelton, Architect; and Estacio Ramos, Associate

Staff comments: Ms. Mamulski stated that Tier 3 Storm Water Management Program (SWMP) requirements have not been completed for this project; therefore, Board comments only are requested at this time for continuation to either Consent or Full Board review.

Public comment opened at 3:21 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. Provide Tier 3 Storm Water Management Program (SWMP) requirements.
2. The proposed preliminary landscape plan is acceptable.
3. The Board appreciates that the applicant has complied with the Board's requests to significantly reduce the plate heights and scale of the proposed project in order to mitigate neighborhood compatibility issues.

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

**PROJECT DESIGN REVIEW****2. 758 JUANITA AVE****RS-15 Zone****(3:30)**

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

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

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 010-18. Project was last reviewed January 8, 2018.)**

Actual time: 3:28 p.m.

Present: Karl Hubbard, Owner

Public comment opened at 3:32 p.m., and as no one wished to speak, it closed.

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

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; appropriate landscaping; and compliance with good neighborhood guidelines.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 824 SUMMIT RD****RS-25 Zone**

**(3:50)** Assessor's Parcel Number: 015-172-024  
Application Number: MST2018-00115  
Owner: Towbes-Lewis 2016 Trust  
Architect: Daniel Longwill

(Proposal to construct a 665 square foot lower-level addition on an existing two-level, 3,006 square foot single residential unit with an attached 443 square foot garage. Other site improvements include a new 760 square foot upper-level deck. The proposed total of 4,114 square feet of development on a 22,652 square foot lot located in the Hillside Design District is 87% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires Environmental Assessment.)**

Actual time: 3:36 p.m.

Present: Daniel Longwill, Architect

Public comment opened at 3:40 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to Consent with comments:**

1. Provide a detailed landscape plan.
2. Provide exterior lighting details, especially around the proposed deck due to night sky issues.
3. Provide Tier 3 Storm Water Management Program requirements, and restudy and resolve all off-site water drainage issues by either removing pavers and/or redirecting water run-off.
4. Due to the nature of the topography, the Board finds the proposed 760 square foot new upper-level deck poses no negative issues or visual impacts to adjacent neighbors.
5. The Board finds the proposed 87% of the guideline maximum floor-to-lot area ratio (FAR) acceptable.

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

**\* THE BOARD RECESSED FROM 3:52 TO 4:05 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1534 LA CORONILLA DR****RS-15 Zone**

**(4:20)** Assessor's Parcel Number: 035-301-008  
Application Number: MST2018-00112  
Owner: Elk Trust  
Architect: Pacific Architects

(Proposal for a remodel and addition to an existing 2,498 square foot single residential unit with a 372 square foot attached two-car garage. The proposal includes a 571 square foot addition and an 85 square foot garage addition. Other site improvements include new doors and windows, complete new exterior finishes, a new 88 square foot entry porch, revisions to a rear patio area, and a new spa at the rear of the home. The proposed total of 3,526 square feet of development on an 18,282 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 Environmental Assessment.)**

Actual time: 4:05 p.m.

Present: Bill Wolf, Architect; and Layla Khashoggi, Owner

Public comment opened at 4:12 p.m., and as no one wished to speak, it closed.

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

1. Study the front entry porch.
2. Provide a full landscape plan including exterior lighting details.
3. Reconsider a paint color other than a dark grey color.
4. Reconsider the skylight and location.

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

**\* THE BOARD RECESSED FROM 4:27 TO 4:38 P.M. \***

**CONCEPT REVIEW - NEW ITEM****5. 1426 MOUNTAIN VIEW RD****RS-15 Zone**

**(4:50)** Assessor's Parcel Number: 035-071-007  
Application Number: MST2018-00121  
Owner: Jones Family Mountain View, LLC  
Architect: Tracy Burnell

(Proposal for alterations to an existing 2,299 square foot, two-story single residential unit with an attached 591 square foot two-car garage. The proposed project includes converting 110 square feet of garage space to first-floor habitable space and an interior remodel of 406 square feet. Other site improvements include the replacement of windows and doors, a new tank-less water heater, reconstructing the deck, and replacing an existing trellis with a new one. The proposed total of 2,890 square feet of development on a 17,385 square foot lot located in the Hillside Design District is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments Only. Project requires Environmental Assessment.)**

Actual time: 4:38 p.m.

Present: Tracy Burnell, Architect

Public comment opened at 4:43 p.m., and as no one wished to speak, it closed.

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

1. Restudy a different window design on the second floor above the front door.
2. The Board finds the size of the second-floor deck acceptable; provide the total square footage of the proposed second-floor deck on the plans.
3. Provide exterior lighting details.
4. Provide a color board and any changes in window colors.

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

**\* MEETING ADJOURNED AT 5:00 P.M. \***