



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**MAY 14, 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 April 30, 2018, as amended.**

Action: Moticha/Ziegler, 5/0/1. (Sweeney abstained. Miller absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **May 7, 2018**, as reviewed by Board Members James and Richards.

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

Motion: Ratify the Consent Calendar of **May 14, 2018**, as reviewed by Board Members James and Richards.

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

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

1. Ms. Mamulski reminded the Board of the Special Tuesday, May 29, 2018 meeting, and requested that Board Members let staff know as soon as possible of any scheduling conflicts to maintain quorum.
2. Board member Ferrell announced she will be stepping down from Item 3, 1625 Overlook Lane.

E. Subcommittee Reports:

Board Member Sweeney reported on last Tuesday's May 8, 2018 City Council Meeting with regard to the Adoption Ordinance for Accessory Dwelling Units (ADUs).

**CONCEPT REVIEW - CONTINUED ITEM**

**1. 1202 DIANA RD**

**RS-6 Zone**

**(3:10)**

Assessor's Parcel Number:	031-190-008
Application Number:	MST2017-00217
Owner:	BLH Properties LLC
Applicant:	Shaun Lynch
Contractor:	Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 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 9,000 to 15,566 square feet. The proposal includes development of one new primary dwelling unit on three of the four proposed lots (1, 2, and 4), subject to review by the Single Family Design Board (SFDB). The proposed new residential units range in size from 2,161 to 2,694 square feet, including an attached two-car garage, and range from 54 to 78% of the maximum required floor-to-lot area ratio (FAR). Proposed lot 3 includes an existing one-story residential adobe, which is deemed eligible to be designated a historic resource by the City Urban Historian, and subject to review by the Historic Landmarks Commission (HLC). The application includes demolition of the "as-built" non-permitted additions, resulting in the original 975 square foot adobe residence to remain. A new two-car garage is proposed at the rear of the existing adobe. Lot 3 development includes a proposed total of 1,375 square feet, located on the 12,648 square foot lot, and is 34% of the maximum required floor-to-lot area ratio (FAR). Site improvements for the subdivision include demolition of the existing detached garage and detached accessory buildings, site grading (990 cubic yards of cut and 540 cubic yards of fill), removal, relocation, and replacement of Oak trees, and 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 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. Project was last reviewed January 22, 2018.)**

Actual time: 3:10 p.m.

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

Staff comments: Ms. Bedard advised that the project was reviewed twice at the Historic Landmarks Commission for comments, direction, and revisions on April 18, 2018, and on May 2, 2018. The project then returned to SFDB for positive comments before continuing on to the Planning Commission for a land use determination for a subdivision street frontage modifications and a public street waiver. Ms. Bedard also clarified that the existing adobe structure is the only Historic Structure on the site.

Public comment opened at 3:38 p.m.

The following people expressed opposition or concerns:

1. Leslie Colasse, adjacent neighbor, expressed privacy concerns regarding parcel two's, second story Juliette balcony and french windows which, face east and look down into her backyard. Ms. Colasse also discussed inaccurate footprints and consideration impacts to current approved development of her property, the chimney on parcel one, and consideration of her property's FAR in the FAR calculations for the proposed project.
2. Paul Fletcher, adjacent neighbor, expressed concerns regarding the proposed oak tree removal on the property line between properties, and traffic concerns on Cota Street which he will address to the Planning Commission.
3. Rick Grandcolas, neighbor, spoke of privacy concerns and impacts from parking proximity to his windows; and if there will be noise impacts from proposed A/C units, the line of site study conducted, and oak trees proposed to be removed.
4. Laura Grandcolas, neighbor, spoke of privacy concerns and impacts from the proposed elevated site, and whether the amount of proposed square footage is neighborhood compatible, which the Chair confirmed.
5. Correspondence from Dino Dal Bon was acknowledged.

Public comment closed at 3:49 p.m.

**Motion: Continue two weeks to the Full Board with comments:**

1. Provide a plan set showing the drip-lines of the existing trees indicating which trees will be remaining on site and which trees will be removed from the site.
2. Provide existing hedge and fence details and locations on the plans, including which features are to remain and any features that are to be removed.
3. Provide a conceptual landscape plan for the parcels, including the entry at Cota Street.
4. Study and provide window locations for properties adjacent to the proposed parcels to be developed.
5. Provide a site section of the plans showing the relative grade change in the north/south direction.
6. Provide trash enclosure locations.
7. Study ways to preserve more of the existing oak trees along the entry drive.
8. Study the option of using one material or using pavers for the entire driveway.
9. The Board appreciates the reduction of the plate heights and FARs for the three proposed new structures, and finds the proposed architecture is appropriate for the neighborhood.

10. Add to the Master Plan the proposed landscaping details for all parcels; including details of the proposed catch basin.

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

## **FINAL REVIEW**

### **2. 1224 HARBOR HILLS DR**

**RS-15 Zone**

**(3:55)**

Assessor's Parcel Number: 035-480-070  
 Application Number: MST2017-00647  
 Owner: Cecil Kyte  
 Architect: Melisa Turner  
 Applicant: Shaun Lynch

(Proposal to construct a new 3,539 square foot, one-story single residential unit with an attached basement and 473 square foot, two-car garage located on a currently vacant lot. The proposed project will also include 864 square feet of covered deck area and 475 square feet of uncovered deck area. Other site improvements include a new spa, driveway, and retaining walls. Approximately 310 cubic yards of cut and 30 cubic yards of fill will occur under the main building footprint, and 156 cubic yards of cut and 60 cubic yards of fill will occur outside the main building footprint. Approximately 376 cubic yards will be exported off-site. The proposed total of 4,012 square feet of development on a 28,459 square foot lot is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP). Project was last reviewed December 11, 2017.)**

Actual time: 4:32 p.m.

Present: Shaun Lynch, and Justin Harmon, Applicants, Evoke Designs.

Public comment opened at 4:41 p.m.

Douglas Beard, working in concert with applicant for the proposed project as the architect for the adjacent neighbor, expressed concern regarding the height of the mutual retaining wall between the two properties.

Public comment closed at 4:48 p.m.

**Motion: Continue indefinitely to Consent with the comment:**

1. The Board suggests that the two adjacent properties owners work together to resolve the height and appearance of the mutual retaining wall between the properties.
2. Provide an irrigation plan.

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

**FINAL REVIEW****3. 1625 OVERLOOK LN****RS-15 Zone****(4:15)**

Assessor's Parcel Number: 015-152-012  
Application Number: MST2017-00030  
Owner: Frank Suryan  
Applicant: Ray Twyford

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 3,985 square foot multi-story single-family residence with a 285 square foot second story element, 482 square foot wine cellar and 400 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 34' x 15' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 662 cubic yards of cut and 100 cubic yards of fill. The proposed total of 3,985 square feet on a 22,428 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program. Project was last reviewed May 15, 2017.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Ferrell recused herself from hearing this item.

Actual time: 4:51 p.m.

Present: Ken Radtkey, Architect; and Ray Twyford, Applicant, Blackbird Architects

Public comment opened at 5:00 p.m.

The following people expressed opposition or concerns:

1. James F. Scafide, agent representing neighbors John and Mavis Mayne, requested time before approval to review whether the project complies with ordinance and code requirements.
2. Eve Ahlers, neighbor, expressed concerns regarding floor levels and if they remained the same.
3. Mavis Mayne, neighbor, explained the circumstances of the previous appeal withdrawal.

Public comment closed at 5:10 p.m.

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

1. At the next hearing, the Board will reconsider a new Project Design Approval if they find that the proposed project has made a substantial change from what was previously approved.
2. Applicant to review the City's requirements for final documents prior to the next review submittal.
3. Provide a specific and detailed landscape plan.
4. Provide a final civil set of drawings, specifically indicating floor finish levels and gradient changes typical to civil drawings.
5. Provide Tier 3 Storm Water Management Program (SWMP) requirements for review by staff.

6. Provide a lighting plan, and exterior lighting details and locations, including any lighting proposed at the entry drive, the site, and any proposed lighting at the address element location at the entry to the site.
7. If other than the approved original exterior stone material is proposed, provide a photograph or sales cut sheet of the exterior wall finish details, including poured colored concrete details and configuration.
8. On plan Sheet A-1.2, provide a clear alternative graphic of the definitive resolution of the difference and changes made from the previously approved original floor plan configuration in the northwest corner so the Board can clearly understand the change made in agreement with the adjacent property owners.

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

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

#### **4. 717 WESTERN AVE**

**R-2 Zone**

**(4:35)**

Assessor's Parcel Number: 039-032-033  
 Application Number: MST2018-00197  
 Owner: Douglas J. Cicileo  
 Applicant: John Eisenbeisz

(Proposal to construct a new detached 478 square foot two-car garage with 519 square feet of accessory space and storage above. A new driveway is also proposed. There are no proposed alterations to the existing 762 square foot one-story single residential unit. The proposed total of 1,758 square feet of development on a 5,663 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested to allow the proposed garage and accessory space to encroach within the required front and interior setback and an open yard modification request.)

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

Actual time: 5:42 p.m.

Present: John Eisenbeisz, Applicant, DMHA Architects

Public comment opened at 5:51 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 proposed modifications to allow the proposed garage and accessory space to encroach within the required front and interior setback and an open yard modification request are aesthetically appropriate. The proposed modifications do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 881 PASEO FERRELO****RS-15 Zone****(5:05)**

Assessor's Parcel Number: 029-321-006  
Application Number: MST2018-00163  
Owner: Peak10, LP

(Proposal for additions and alterations to an existing 2,151 square foot three-story single residential unit with a 443 square foot detached two-car garage. The proposed project includes a second-story addition of 51 square feet, and a third-story addition of 31 square feet. Other site improvements include the removal of all existing exterior wood siding and replacing it with new stucco and wood composite siding. The proposal also includes new windows and doors, new landscape and hardscape, replacement of wood decking, a deck addition of 208 square feet at the second-story, and a deck addition of 95 square feet at the third-story. The proposed total of 2,675 square feet of development on a 7,506 square foot lot located in the Hillside Design District is 87% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for three modifications to allow additions to encroach within two required interior setbacks and hedges within the required setbacks to exceed 14' in height.)

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

Actual time: 6:03 p.m.

Present: Greg Christman, Designer, AB Design Studio, Inc.; and Todd Davidson, Applicant

Public comment opened at 6:15 p.m.

Correspondence with concerns from Lyn Proctor was acknowledged.

Correspondence in support submitted by the applicant from neighbors Lon Bailey, and Jon Barry Combes, were acknowledged.

Public comment closed at 6:16 p.m.

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

1. Reconfigure the main level floor deck as shown on Sheet A-1.02, and the upper level floor plan as shown on Sheet A-1.03, and return with a diagram showing the preferred height of the hedge on the east property line, preferably not in dimension, but to either at the level at above window or to the roof line.
2. Provide a completed elevation of the garage street elevation indicating the garage door type and, if necessary, a cut sheet from the manufacturer.
3. Provide a cut sheet or other information of the proposed wood siding.
4. Provide a preliminary landscape plan for the landscape areas as described by the applicant.
5. Provide a tentative decision on an exterior lighting plan and details on the building, within the landscaping, and along the bridge between the street and the house.
6. Provide a tentative color board for vertical finishes and roof details, and a materials board.
7. Provide alternative railing configurations in lieu of the proposed glass railing.

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

**CONCEPT REVIEW - CONTINUED ITEM****6. 1025 E COTA ST****R-2 Zone****(5:35)**

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).)

**(Third Concept Review. Project was last reviewed March 19, 2018.)**

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

**\* MEETING ADJOURNED AT 6:50 P.M. \***