



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**MINUTES**  
**AUGUST 6, 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 3:02 p.m. by Chair Sweeney.

**ATTENDANCE**

Members present: Sweeney, Miller, Ferrell, Moticha (absent 3:08-3:59 p.m. and 4:30-5:10 p.m.), Richards, and Ziegler  
Members absent: James  
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 **July 23, 2018**, as submitted.

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

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 30, 2018**, as reviewed by Board Members James and Moticha.

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

Motion: Ratify the Consent Calendar of **August 6, 2018**, as reviewed by Board Members Richards and Moticha.

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

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

1. Ms. Mamulski announced the following:
  - a. Board Member James will be absent from the meeting.
  - b. Board Member Miller will represent the Board at the Tuesday, October 2, 2018 appeal hearing for 917 Ferrelo Road.
  - c. Item 2, 1402 Grand Avenue, has been postponed and will not be heard today.
2. Board Member Moticha announced he will be stepping down from Item 1, 610 Sierra Street, and Item 4, 127 E. Valerio Street.

E. Subcommittee Reports:

No subcommittee reports.

### **CONCEPT REVIEW - CONTINUED ITEM**

**1. 610 SIERRA ST**

**R-2 Zone**

**(3:10)**

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).)

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

Actual time: 3:08 p.m.

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

Present: Susan Sherwin, Architect; and Roberta Serbia, Agent/Owner

Public comment opened at 3:18 p.m.

Celeste Kellerhouse spoke with concerns regarding tree plantings planned for the project.

Public comment closed at 3:19 p.m.

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

1. The Board appreciates the remodeled design, and the proposed landscape plan.
2. The Board understands that the proposed deck section does not adhere to the Single Family Design Guidelines; however, due to the fact that a partial existing deck already in place, the Board can support the proposed deck.
3. Even though the proposed project is above the 85% maximum allowable floor-to-lot area ratio (FAR) at 99%, the Board finds the proposed project meets the Good Neighbor Guidelines due to the way the structure is situated on the narrow parcel lot.
4. The Board finds the other aesthetic elements, such as the proposed gates, etc., to be acceptable.
5. Consider incorporating a stainless steel "shower" pan into the design over the living room as an extra barrier between the proposed deck and the living room below.
6. 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; compliance with good neighborhood guidelines.

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - CONTINUED ITEM**

**2. 1402 GRAND AVE**

**RS-1A/RS-15 Zone**

**(3:40)**

Assessor's Parcel Number:	029-110-047
Application Number:	MST2017-00826
Owner:	Joseph Kearns
Architect:	DMHA

(Proposal for additions to an existing two-story single residential unit. The proposed project includes an 808 square foot addition to the upper level and a new 539 square foot, attached two-car garage. The project will address violations in Enforcement Case ENF2016-00296 and Zoning Information Report ZIR2016-00113. The proposed total of 4,081 square feet of development on a 5.22 acre lot located in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Third Concept Review. Project was last reviewed February 20, 2018.)**

**Item postponed two weeks at the applicant's request.**

**\* THE BOARD RECESSED FROM 3:32 TO 3:59 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****3. 420 TERRACE RD****RS-7.5 Zone**

**(4:10)** Assessor's Parcel Number: 035-191-034  
Application Number: MST2018-00387  
Owner: Eric Bush  
Architect: Tom Ochsner

(Proposal for additions and alterations to an existing 777 square foot single residential unit with an attached 303 square foot one-car garage. The proposed project includes an addition of 540 square feet, 376 square feet of covered patios and a new roof deck. The proposed total of 1,628 square feet of development on a 5,983 square foot lot is 61% of the maximum allowed floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project was last reviewed July 30, 2018.)**

Actual time: 3:59 p.m.

Present: Tom Ochsner, Architect

Staff comments: Ms. Mamulski stated that this item was referred up from Consent Review due to concerns regarding the proposed roof deck.

Public comment opened at 4:05 p.m., and as no one wished to speak, it closed.

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

1. Study relocating the usable deck 15-feet from the property line as outlined in the Single Family Design Guidelines.
2. Study reducing the size of the proposed deck.
3. Show the relationship of the immediate southern property line in terms of its existing ridgeline and existing floor line on the site plan.
4. Provide a profile section and expanded aerial image of the neighboring homes to the south and north.

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

**\* THE BOARD RECESSED FROM 4:29 TO 4:30 P.M. \***

**CONCEPT REVIEW - CONTINUED ITEM****4. 127 E VALERIO ST****R-2 Zone**

**(4:40)** Assessor's Parcel Number: 027-111-011  
Application Number: MST2018-00176  
Owner: Richard K. Untermann  
Architect: David Ferin

(Proposal to convert an existing two-story 2,863 square foot duplex to a single family residence. The project includes demolition of approximately 397 square feet of second-story interior floor area, and the construction of a 244 square foot addition on the first floor. The overall size of the structure will be reduced from 2,863 to 2,710 square feet, and will result in a structure which is 103% of the maximum allowed floor-to-lot area ratio (FAR) on the 5,846 square foot lot. Also proposed are exterior changes to doors, siding, and windows as well as a reconfigured driveway, car turnstile, and improvements to landscaping. The sandstone wall bordering the public right-of-way is historically significant and shall be retained.)

**(Second Concept Review. The project was last reviewed June 11, 2018.)**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board member Moticha recused himself from hearing this item.

Actual time: 4:30 p.m.

Present: John Fenske, Architect; Jarrett Gorin, Agent; and Richard K. Untermann, Owner

Public comment opened at 4:46 p.m.

The following people expressed opposition or concerns:

1. John Kuizengai, adjacent neighbor, spoke of concerns regarding privacy issues to his existing deck, private views, and the proposed turnstile for the proposed project. He also asked about the reduced number of units for the proposed project, which Chair Sweeney clarified was not within the purview of the Board, since zoning changes and the allowed number of units is under the purview of City Council.
2. Correspondence from Rebecca Hardin was acknowledged.

Public comment closed at 4:53 p.m.

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

1. The Board appreciates the overall design of the building and changes made to break up the bulk and massing.
2. The proposed landscape plan is acceptable.
3. Provide gutters and downspouts locations, including roof drainage.
4. Provide the roof location and details for the proposed air conditioner condenser unit.
5. Provide the details and samples of the lighting fixtures.
6. Provide a detailed landscape lighting plan.
7. Provide details of the stucco finish treatment.

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

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 3315 LOS PINOS DR****RS-7.5/SRP/USS Zone**

**(5:10)** Assessor's Parcel Number: 053-323-001  
Application Number: MST2018-00348  
Owner: Pamela Beckman-Lyon, 1994 Trust  
Architect: Native Son Design Studio

(Proposal for improvements to an existing 2,564 square foot two-story single residential unit with an attached 438 square foot two-car garage. The proposed project includes an interior remodel, a roof pitch change at north roof face above the entry, new exterior siding, a new trellis, new second story deck and new doors and windows. A Minor Zoning Exception is requested to allow an increase in height within the front setback. Staff Hearing Officer review is requested to allow a proposed second story deck to encroach within the required front setback. There is no new square footage proposed to the existing residence. The existing total of 3,002 square feet of development on an 8,424 square foot lot is 91% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 5:10 p.m.

Present: Chris Cottrell, Architect for Native Sons Design Studio

Public comment opened at 5:18 p.m.

The following people expressed opposition or concerns:

1. Ritu Gupta, adjacent neighbor, spoke of concerns regarding privacy impacts from the proposed second story deck addition, and future negative impacts to her property value and to pending additions to her own home.
2. Correspondence from Ritu & Pawan Gupta and Courtney Andelman was acknowledged.

Public comment closed at 5:20 p.m.

**Motion: Continue indefinitely to the Staff Hearing Officer for return to the Full Board with comments:**

1. The Board finds the proposed modification for the proposed second story deck to encroach within the required front setback is aesthetically appropriate as a prior stair access existed on site, and modification does not pose privacy impacts or consistency issues with SFDB Design Guidelines or City Ordinances.
2. Study the front north elevation, the proportions of the two front windows in relationship to the roof pop-out, and provide a site section of that part of the house so the Board can clearly understand the roof configuration.
3. Study the window locations on the south elevation, and study all three window openings. Study reducing the size of the bathroom window. Study the size of the window at the southeast corner of the second story. Restudy the window just below the rake on the west elevation at the second floor.
4. The Board finds the overall style, size, bulk, and scale of the proposed project is appropriate for the neighborhood.
5. Provide further clarification of the chimney caps.

6. Provide addition landscaping adjacent to the south property line in an effort to minimize privacy view at the new deck and windows on the second floor above the garage.

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

**\* MEETING ADJOURNED AT 5:42 P.M. \***