



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

AUGUST 20, 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
Kathleen Goo, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney (absent 5:23-5:47 p.m.), Miller (until 6:56 p.m.), Ferrell, James, Moticha, Richards, 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 **August 6, 2018**, as amended.

Action: Ziegler/Moticha, 6/0/1. (James abstained.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **August 13, 2018**, as reviewed by Board Members Richards and Moticha.

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

Motion: Ratify the Consent Calendar of **August 20, 2018**, as reviewed by Board Members James and Moticha.

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

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

1. Chair Sweeney announced he will be stepping down from review of Item 4, 2444 Santa Barbara Street; and Vice Chair Miller will chair the meeting for review of that item.
2. Board Member Miller announced later he would be leaving the meeting early.

E. Subcommittee Reports:

No subcommittee reports.

REVIEW AFTER FINAL

1. 1686 LAS CANOAS RD

RS-1A Zone

(3:10)

Assessor's Parcel Number: 021-072-007
 Application Number: MST2015-00573
 Owner: Linda Kiefer
 Architect: Sherry Associates

(Proposal for 419 square feet of first-story additions, conversion of the existing 538 square foot garage and storage area to habitable space, construction of a new 567 square foot two-car garage, a detached 211 square foot gym, a detached 214 square foot storage building, a new 1,040 square foot barn, a new unenclosed horse arena, a new round pen and 3 covered pasture shelters totaling 360 square feet, a new trellis, deck and two new uncovered parking spaces to an existing 2,960 square foot, one-story, single-family residence. The proposal includes permitting an "as-built" approximately 6-foot, 8-inch tall electrical entry gate and columns and "as-built" alterations to the driveway. An Administrative Height Exception is requested to allow the over-height gate and columns within 10 feet of the front lot line. The proposal also includes permitting an "as-built" covered entry porch, breakfast room and bar sink that were approved under expired building permit BLD91-00599 and permitting an "as-built" water heater approved under expired building permit BLD2002-00019. The proposed total of 5,949 square feet of development is 104% of the guideline maximum allowed floor-to-lot area ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2014-00383. Staff Hearing Officer review was requested and approved for two zoning modifications to allow the total proposed accessory space to exceed 500 square feet, and to allow accessory buildings in the remaining front yard.)

(Review After Final is requested for horse feeding structures, pasture shelters, fencing, two water storage tanks, bio-swale alterations, and revisions to the driveway material. Project was last reviewed July 23, 2018.)

Actual time: 3:08 p.m.

Present: Dawn Sherry and Paul Sicat, Applicants; Christopher Gilliland, Landscape Architect; and Linda Kiefer, Owner

Staff comments: Ms. Mamulski requested that the Board restrict their discussion to the specific listed items agendized for review and not the entirety of the project (horse feeding structures, pasture shelters, fencing, two water storage tanks, bio-swale alterations, and revisions to the

driveway material), and whether any of these review items pertain to grading, drainage run-off water, neighborhood compatibility, and/or privacy impacts. Any conditions of approval applied by the Board on the proposed project must be related to grading, drainage, and the aesthetics of the project. If approved, these specific items of review would be the only appealable items.

Public comment opened at 3:29 p.m.

The following people expressed opposition or concerns:

1. Jens Sorensen, adjacent neighbor, spoke of concerns regarding the proposed horse feeding and pasture shelter structures needing re-grading, water drainage off the site, and the height of the proposed fencing to abate negative privacy impacts.
2. Kyle Irwin, adjacent neighbor, spoke of concerns regarding the proposed looming structure, negative privacy impacts, and the proposed proximity of the bio-swale alterations.
3. Philip West, neighbor, spoke of concerns regarding proposed grading by a Civil Engineer, proposed retention basin that might be a health hazard. Susan West donated her speaking time to Mr. West.
4. Josiah Jenkins, neighbor, spoke of concerns regarding grading, change of topography, and height of the chain link fencing, and water drainage off the site.
5. Karen Jenkins, adjacent southerly neighbor, spoke of concern regarding water drainage off the rocky site topography.
6. Correspondence letter from Berni Bernstein, and Jens Sorensen & Kyle Irwin, were acknowledged.

Public comment closed at 3:43 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. Planning staff to schedule a requested Board site visit to the project site, and to view the feeding stations impacts to the adjacent neighbors and surrounding neighborhood.
2. The Board made the finding that story poles are not requested or deemed necessary at this time. Provide accurate locations of the structures under the black descriptions on the plans.
3. Clarify bioswale locations at the site visit.

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

PROJECT DESIGN REVIEW**2. 26 WADE CT****A-1/SD-3 Zone****(3:40)**

Assessor's Parcel Number: 047-091-037
Application Number: MST2017-00488
Owner: 26 Wade Trust
Architect: Pacific Architects
Designer: Robert Vatter

(Proposal to construct a new 3,842 square foot two-story single-family residence with a detached 474 square foot two-car garage on a currently vacant lot. Other site improvements include retaining walls, pool and spa, 466 square feet of balconies, sauna and a trellis covered barbeque patio. A 619 square foot attached Accessory Dwelling Unit (ADU) is also proposed with a 276 square foot one-car garage above a subterranean cellar; per state legislation (AB 2299 and SB 1069), the ADU is exempt from Design Review and the FAR calculation. Approximately 1,201 cubic yards of cut and 507 cubic yards of fill will occur on site with 694 cubic yards of export. The proposed total of 4,316 square feet of development on a 1.23 acre lot is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project was last reviewed October 2, 2017.)

Actual time: 4:37 p.m.

Present: Bill Wolfe, Architect, Pacific Architects; Jaime Pierce, Landscape Architect; and Robert Vatter, Designer

Public comment opened at 4:48 p.m.

The following people expressed opposition or concerns:

1. Timothy Rodgers, M.D., spoke of concerns regarding the potential for slides and runoff of rainwater, mud, and debris off site, and requested story poles be erected due to the steep site and concern regarding the proposed height of the building.
2. Correspondence with concerns from Timothy L. Rodgers, M.D. was acknowledged.

Public comment closed at 4:50 p.m.

Motion: Continue indefinitely to Consent with comments:

1. The Board appreciates the reduction in plate height and the articulated roof at different levels, the proposed amount of cut and fill, and the proposed landscape plan.
2. Provide a non-reflective roof material.

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

*** THE BOARD RECESSED FROM 5:01 TO 5:08 P.M. ***

PROJECT DESIGN AND FINAL REVIEW**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).)

(Project Design Approval and Final Approval are requested. Project was last reviewed August 6, 2018.)

Actual time: 5:08 p.m.

Present: Tom Ochsner, Architect

Public comment opened at 5:15 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 appreciates efforts to hide the deck into the roof.
2. Provide a color board.
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 compatibility guidelines as provided and demonstrated by the street elevation on plan Sheet A-1.2, and photographs provided by the applicant.
4. Provide exterior landscape lighting and deck lighting details.

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

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED ITEM**4. 2444 SANTA BARBARA ST****RS-15 Zone**

(4:30) Assessor's Parcel Number: 025-042-003
Application Number: MST2018-00410
Owner: West Bluff Capital, Inc.

(Proposal for exterior and interior alterations to an existing 2,515 square foot single residential unit with an attached 434 square foot two-car garage. The proposed project includes permitting the unpermitted glass garage door, a new tank-less water heater, a new 27 square foot permeable entry deck, new pool equipment and stucco exterior. The project will address violations in Enforcement Case ENF2018-00596.)

(Action may be taken if sufficient information is provided. Project was last reviewed August 6, 2018.)

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Sweeney recused himself from hearing this item.

Actual time: 5:23 p.m.

Present: Misael Contreras, Project Manager

Public comment opened at 5:38 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. Provide a landscape plan.
2. Restudy the garage door and provide an alternate that fits the neighborhood for compatibility.
3. Provide more details of the front porch, including height.
4. Provide larger photographs from all around the site, and from the street perspective.
5. Provide a color board, light fixture details, and the location of the proposed tank-less water heater on the east elevation of the plans.
6. Provide proposed gutters and downspouts details and locations on the plans.

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

CONCEPT REVIEW - CONTINUED ITEM**5. 1114 BEL AIR DR****RS-6 Zone**

(5:00) Assessor's Parcel Number: 043-270-010
Application Number: MST2018-00400
Owner: David Zisman
Designer: Jerry Rocci

(Proposal for a deck repair and addition to an existing raised deck at the rear of an existing single residential unit. The proposed project includes repairing the existing 1,113 square foot deck and adding a new 565 square foot connected deck. Other site improvements include a new hot tub on the lower deck, an outdoor kitchen area, integrated planters, a fountain at the front entry, new 8-foot tall hedges and fencing surrounding the property and a new driveway gate. There are no proposed alterations to the existing single residential unit or the attached two-car garage.)

(Action may be taken if sufficient information is provided. Project was last reviewed August 6, 2018.)

Actual time: 5:47 p.m.

Present: Jerry Rocci, Designer

Public comment opened at 5:58 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. The Board finds the proposed glass railing is not supportable; restudy and return with an alternative railing material, such as cable railing.
2. Provide a color board and paint details and samples; preferably in earth-tone colors.
3. A majority of the Board cannot support the enlargement of the proposed deck which is to be kept at the existing square footage.
4. Provide a sample of the proposed deck material and details.
5. Restudy fitting the existing Jacuzzi on the deck without enlarging the deck.
6. Restudy the planting for the proposed hedge.
7. Provide the location, details, and a photograph of the proposed pizza oven.
8. Provide house lighting fixture details and exterior garden fixture lighting details.
9. Provide gutters and downspout location and details, if any or not, on the plans.
10. Provide a landscape plan and front planter elevation details.

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

CONCEPT REVIEW - CONTINUED ITEM**6. 2327 EDGEWATER WAY****E-3/SD-3 Zone****(5:30)**

Assessor's Parcel Number: 041-350-007
Application Number: MST2016-00191
Owner: Hack Family Trust
Architect: Tom Henson

(This is a revised project description. Proposal to demolish an existing 1,697 square foot single residential unit with a detached 490 square foot two-car garage and an unpermitted 170 square foot carport and construct a new single residential unit. The proposal consists of a new 3,617 square foot two-story single residential unit with a 440 square foot attached two-car garage. Other site improvements include a new driveway and motor court, front porch, covered loggia and landscaping. The proposed total of 4,057 square feet of development on a 20,070 square foot lot located in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). The project requires Planning Commission approval of a Coastal Development Permit.)

(Comments Only. Project requires Planning Commission review. Project was last reviewed November 28, 2016.)

Actual time: 6:18 p.m.

Present: Jacob Niksto, Applicant; Tom Henson, Architect; Derrick Eichelberger, Landscape Architect, Arcadia Studio.

Public comment opened at 6:32 p.m.

Correspondence with concerns from Berni Bernstein and Dominic Namnath & Brenda Edwards were acknowledged.

Public comment closed at 6:33 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. The Board appreciates the proposed style and design of the project.
2. Restudy the proposed size and bulk of the project to be more compatible with the surrounding neighborhood.
3. Restudy reducing the size of some of the rooms.
4. Restudy reducing the plate heights to be more in keeping with human scale.
5. Provide elevations including landscaping to improve the connection with the proposed architecture.
6. The Board understands the easement issue difficulties of formulating an acceptable landscape plan.

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

*** THE BOARD RECESSED FROM 6:56 TO 7:00 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 1901 GIBRALTAR RD****RS-1A Zone****(6:00)**

Assessor's Parcel Number: 021-082-009
 Application Number: MST2018-00352
 Owners: Jerry Simmons

(Proposal for additions and alterations to an existing 2,229 square foot two-story single residential unit with an existing 435 square foot two-car carport and a 429 square foot two-car garage. The proposed 1,537 square foot first-floor addition consists of converting the existing carport and storage into habitable areas. Other site alterations include converting the existing garage into a 440 square foot carport, converting the existing roof area over the current carport into an uncovered deck and replacing the existing deck railing and adding a new trellis at rear of house. The proposed total of 4,206 square feet of development on an acre lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 7:00 p.m.

Present: Michael Blatt, Fung and Blatt Architects, Inc., and Jerry Simmons and Alan Kats, Co-Owners

Public comment opened at 7:09 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Provide the down-lighting fixtures and details.
2. Provide permeable paving details and locations.
3. Provide proof of dark-sky lighting compliance.

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

CONCEPT REVIEW - CONTINUED ITEM**8. 1402 GRAND AVE****RS-1A/RS-15 Zone****(6:30)**

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).)

(Project Design Approval is requested. Project was last reviewed February 20, 2018.)

Actual time: 7:16 p.m.

Present: Ryan Mills, and Mehdi Hadighi, Architects, DMHA

Public comment opened at 7:31 p.m.

Anna Campbell spoke of concerns regarding the restoration of the creek to its original channel due to recent rain water, mud and debris slides, and was concerned about the recently removed trees, dirt, and boulders on the site.

Public comment closed at 7:35 p.m.

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

1. Provide a full color board.
2. Provide lighting fixture details, including lighting fixture replacements along the driveway.
3. Provide proof of dark-sky lighting compliance.
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 design, consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping including the trees to remain and trees added; and compliance with good neighborhood guidelines.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:46 P.M. ***