



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JULY 23, 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 3:03 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller (until 6:08 p.m.), Ferrell, James, Moticha, and Ziegler
Members absent: Sweeney and Richards
Staff present: Mamulski and Goo

GENERAL BUSINESS

A. Public Comment:

Board Member Lisa James announced a “Heal the Ocean One Painting at a Time” Benefit Art Exhibit event to be held on Wednesday, July 25, 2018, from 12:00 Noon – 8:00 p.m., held at the Santa Barbara Maritime Museum at 113 Harbor Way, Ste. 190, Santa Barbara, Harbor area. The event is hosted by Southern California Artists Painting for the Environment (SCAPE) and is open to the public.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **July 9, 2018**, as submitted.
Action: Ferrell/Ziegler, 5/0/0. (Sweeney and Richards absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **July 16, 2018**, as reviewed by Board Members Moticha and James.
Action: Moticha/Ziegler, 5/0/0. (Sweeney and Richards absent.) Motion carried.

Motion: Ratify the Consent Calendar of **July 23, 2018**, as reviewed by Board Members Miller and James.

Action: James/Ziegler, 5/0/0. (Sweeney and Richards 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 Miller will be stepping down from Item 7, 2315 Chapala Street, and Board Member James will substitute as meeting Chair for review of agenda Item 7.

b. An appeal regarding the project at 917 Paseo Ferrelo has been filed with the City Council, and an appeal date is still pending.

2. Vice Chair Miller advised that Board Members should focus on whether proposed projects are appropriate to the aesthetics of the neighborhood, are appropriate in size, mass, bulk, and scale, and whether projects have any negative impacts to privacy, accessibility, or neighborhood compatibility.

E. Subcommittee Reports:

No subcommittee reports.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

1. 726 N LA CUMBRE

County Zone

(3:10)

Assessor's Parcel Number:	057-111-003
Application Number:	MST2016-00431
Owner:	Cometa Trust
Agent:	Dudek

(The project involves the subdivision of 726 N. La Cumbre Road into three lots ranging in size from 8,000 square feet to 13,100 square feet and annexation of the parcel(s) into the City of Santa Barbara. The property is currently developed with a 1,420 square foot single family residence and a 480 square feet detached garage. There is a County-approved building permit for an addition to this single family residence. The parcel is accessed off of Pemm Place and is bounded by La Cumbre Road to the west. Planning Commission review is required for the proposed tentative subdivision.)

(Comments Only. Project requires Planning Commission review.)

Actual time: 3:09 p.m.

Present: Zoe Carlson, Agent for the Owner

Staff comments: Ms. Mamulski confirmed that Board Member Moticha had no conflict of interest for review of this project since he lives outside the 500-foot radius of the project radius. Ms. Mamulski also clarified that the project requires comments only from the Board before receiving Planning Commission review and then returning to the Board for further review.

Public comment opened at 3:17 p.m.

Sharon McKenzie spoke of concerns regarding sidewalk improvements and changes to landscaping and drainage which may cause water run-off and flooding issues, and if some dead-end streets in the area will be connected.

Public comment closed at 3:21 p.m.

Motion: Continue indefinitely to Planning Commission for return to Full Board with comments:

1. The Board finds the division of one lot into three single family lots is acceptable as submitted and is aesthetically appropriate with no negative impacts. The Board looks forward to further review of drainage details.
2. The Board finds the removal of the existing street trees in the public right-of-way is acceptable as their one-to-one removal and replacement on private property is in accordance with City's Master Plan requirements.

Action: James/Ferrell, 5/0/0. (Sweeney and Richards absent.) Motion carried.

REVIEW AFTER FINAL

2. 1686 LAS CANOAS RD

RS-1A Zone

(3:40)

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 2, 2018.)

Actual time: 3:26 p.m.

Present: Dawn Sherry and Paul Sicat, Applicants; and Linda Kiefer, Owner

Staff comments: Ms. Mamulski clarified that the project was intended for Review After Final at Consent, but there was concern and a request from an adjacent neighbor to forward the project review to the Full Board. She 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.

Public comment opened at 3:45 p.m.

The following people expressed opposition or concerns:

1. Jens Sorensen, adjacent neighbor, spoke of concerns regarding erosion control, flooding, and drainage from rainwater run-off from the adjacent project site, requested retention measures of rainwater run-off and drainage, and privacy concerns during construction. He requested additional privacy screening due to proximity of the proposed changes to his adjacent windows, and odor control measures regarding horses kept on the project site.
2. Philip West, adjacent neighbor, spoke of concerns regarding completed and uncompleted grading and resulting storm water run-off drainage onto his property, and also requested odor control measures regarding horses kept on the project site. Susan West conceded her speaking time to Mr. West.
3. Correspondence in opposition from Philip and Susan West was read into the record with one correction to Board Member review.

Public comment closed at 4:00 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. Provide improved landscape screening of the south and westside of the site near the property line.
2. The Board suggests the applicant meet with adjacent neighbors to share good neighbor guideline measures and project plans regarding the scope of the grading, and adherence to Tier 3 Storm Water Management Program (SWMP) requirements to prevent or divert rain water run-off, flooding, and drainage from the site to adjacent neighboring properties.
3. The Board finds the unpermitted feeding station is adequate and should not pose negative privacy impacts once the proposed vegetation privacy screening is allowed to mature.

Action: Miller/_____, 0/0/0. (Sweeney and Richards absent.) Motion failed due to lack of a second.

Motion: Continue indefinitely to Full Board with comments:

1. Provide a landscape plan showing the detailed screening of the south and west property lines
2. Provide a longitudinal building section through the unpermitted feeding station.
3. The Board suggests the applicant meet with adjacent neighbors to share good neighbor guideline measures and project plans regarding the scope of the grading, and adherence to Tier 3 Storm Water Management Program (SWMP)

requirements to prevent or divert rain water run-off, flooding, and drainage from the site to adjacent neighboring properties.

Action: James/Ferrell, 3/1/1. (Moticha opposed. Ziegler abstained. Sweeney and Richards absent.) Motion carried.

Individual comments: Board Member Moticha stated he was generally uncomfortable reviewing proposed additional changes to projects sites after they have already received Project Design Approval.

*** THE BOARD RECESSED FROM 3:38 TO 4:41 P.M. ***

CONCEPT REVIEW - CONTINUED ITEM

3. 1534 LA CORONILLA DR

RS-15 Zone

(4:00) 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).)

(Second Concept Review. Comments Only. Project was last reviewed April 2, 2018.)

Actual time: 4:41 p.m.

Present: Bill Wolf, Architect; Chuck McClure, Landscape Architect; and Layla Khashoggi, Owner

Public comment opened at 4:57 p.m.

The following people expressed opposition or concerns:

1. Hans Meissner, adjacent neighbor, spoke of negative privacy and noise impacts regarding the proposed spa equipment proximity location to his adjacent bedroom window, and requested the relocation of the spa equipment closer to the proposed spa for improved noise abatement and energy efficiency.
2. Cathie McCammon also spoke of concerns regarding proposed location of the pool equipment.

Public comment closed at 5:00 p.m.

Motion: Continue indefinitely to Consent with comments:

1. The Board appreciates the applicant's efforts regarding pool equipment noise abatement, and finds the design improvements regarding entryway, trellis over the garage, awnings, and the landscape and pathway down lighting are acceptable.
2. Provide additional clarification regarding detailed spa pool equipment relocation and noise abatement efforts for adjacent neighbors.
3. The Board finds the proposed landscape plan and lighting plan acceptable and supportable.

Action: Ferrell/Ziegler, 5/0/0. (Sweeney and Richards absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**4. 2736 EL PRADO RD****RS-7.5/USS Zone****(4:30)**

Assessor's Parcel Number: 051-282-025
 Application Number: MST2018-00249
 Owner: Susanna E. Steeneken

(Proposal for additions and alterations to an existing 945 square foot one-story single residential unit with a detached 296 square foot one-car garage. Additions include an 884 square foot first-floor addition, a basement addition of 1,001 square feet and a 215 square foot accessory workshop located within the basement. The project scope includes demolishing the existing one-car garage and constructing a new detached 265 square foot one-car garage. Other site improvements include the replacement of the existing composite shingle roof with a new terra cotta tile roof, replacement of all windows, a driveway extension, new 38" garden walls, a new 6' tall fence along the interior property lines, new hardscape and landscape, a front porch extension and permitting decks on site. Approximately 34 cubic yards of cut and 40 cubic yards of fill will occur outside of the main building footprint. The proposed total of 2,702 square feet of development on an 11,325 square foot lot is 70% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for a Performance Standard Permit for the proposed basement configuration.)

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

Actual time: 5:13 p.m.

Present: Susanna E. Steeneken, Co-Owner/Architect; and Elaine Felhandler Co-Owner

Public comment opened at 5:28 p.m., and as no one wished to speak, it closed.

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

1. Provide a study to scale to reduce the size of the east elevation windows or to make them proportional in size to the rest of the building windows.
2. Provide gutter and downspout locations.
3. Provide light fixture details and cut sheets.
4. Show existing and proposed elevation on the same plan sheets.
5. The Board finds the size, bulk, and scale of the proposed Performance Standard Permit for the proposed basement addition configuration and roof

terrace are aesthetically appropriate, and do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

6. The Board finds the proposed landscape plan supportable.

Action: James/Moticha, 5/0/0. (Sweeney and Richards absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

5. 3241 LUCINDA LN

RS-7.5 Zone

(5:00)

Assessor's Parcel Number: 055-191-006
 Application Number: MST2018-00343
 Owner: Christopher Knapp
 Applicant: Tod Stock

(Proposal for additions and alterations to an existing 2,100 square foot two-story single residential unit with a detached 346 square foot two-car garage. The proposal includes a second-story addition of 541 square feet and a new 96 square foot second story deck. The proposed total of 2,641 square feet of development on a 6,200 square foot lot is 97% of the maximum allowable floor-to-lot area ratio (FAR).)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:34 p.m.

Present: Tod Stock, Applicant/Designer; and Christopher Knapp, Owner

Staff comments: Ms. Mamulski clarified the need for the pending standard Master Environmental Assessment and check list report and exemptions under CEQA for the proposed project.

Public comment opened at 5:43 p.m.

Joann Yorty, adjacent neighbor, spoke of privacy impact concerns regarding the new second-story balcony location, and questioned whether the existing Pepper Tree would provide adequate privacy screening.

Public comment closed at 5:45 p.m.

Motion: Continue indefinitely to Full Board with comments:

1. Study to reduce the 97% of the maximum allowable floor-to-lot area ratio (FAR).
2. The Board finds the proposed Juliette balcony on the east elevation is supportable.
3. Provide clear site sections to the property line of the adjacent eastside neighbor including detailed window locations.

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

CONCEPT REVIEW - NEW ITEM**6. 120 SUMMIT LN****RS-25 Zone****(5:30)**

Assessor's Parcel Number: 015-320-002
Application Number: MST2018-00357
Owner: Evick Family Trust
Architect: Becker, Hensen, Niksto Architects
Contractor: Bowman Construction
Engineer: Studio Engineers, Inc.

(Proposal for alterations to an existing 3,608 square foot one-story single residential unit with an attached 740 square foot three-car garage. The proposed project includes converting 74 square feet of the existing garage into habitable space. Exterior alterations include replacing the existing tile roof with composite shingles, window and door alterations, new board and batten siding, a covered entry deck and converting an existing trellis to a solid flat roof. Other site improvements include a new pool and spa at the rear. The existing total of 4,348 square feet of development on a 37,913 square foot lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Zoning Information Report ZIR2018-00158.)

(Comments Only. Project requires Environmental Assessment.)

Actual time: 5:58 p.m.

Present: Tom Hensen, Architect for Becker, Hensen, Niksto Architects

Public comment opened at 6:03 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. Provide detailed gutters and lighting information.
2. Provide a color board.

Action: James/Ferrell, 5/0/0. (Sweeney and Richards absent.) Motion carried.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**7. 2315 CHAPALA ST****RS-7.5 Zone****(6:00)**

Assessor's Parcel Number: 025-113-011
Application Number: MST2018-00171
Owner: Darren A. Peterson
Designer: Brian Miller

(The Mission Revival residence is part of an intact early 20th Century streetscape and is a contributing structure to a potential historic district. Proposal for a remodel and addition, including a new second-story and basement to the existing single-family residence. The project includes demolition of the existing one-car garage, and construction of a new 463 square foot two-car garage. The proposed total of 2,380 square feet on a 6,460 square foot lot is 85% of the maximum required floor-to-lot area ratio. Project requires a modification by the Staff Hearing Officer for the reduced area of qualifying open yard.)

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

Actual time: 6:08 p.m.

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

SOLE PROPRIETOR

Chair James 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.

Present: Brian Miller, Designer

Staff comments: Ms. Mamulski clarified the requested modifications of the proposed project.

Public comment opened at 6:16 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Staff Hearing Officer for return to Consent with comments:

1. The Board finds the proposed project is neighborhood compatible.
2. The Board finds the proposed modification for the reduced open yard area of qualifying open yard to accommodate a turnaround for the proposed two-car garage is aesthetically appropriate, and does not pose consistency issues with SFDB Design Guidelines or City Ordinances.
3. Provide a detailed landscape plan.

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

*** MEETING ADJOURNED AT 6:24 P.M. ***