



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**TUESDAY, September 6, 2016**      **David Gebhard Public Meeting Room: 630 Garden Street**      **3:00 P.M.**

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**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
  BRIAN MILLER, *Vice-Chair*  
  BERNI BERNSTEIN  
  LISA JAMES  
  JOSEPH MOTICHA  
  DENISE WOOLERY

**CITY COUNCIL LIAISON:**            JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:**    ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**    MIKE JORDAN

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
  KATIE MAMULSKI, Planning Technician  
  KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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An archived video copy of this regular meeting of the Single Family Design Board is viewable on computers with high speed internet access on the City website at [www.SantaBarbaraCA.gov/SFDBVideos](http://www.SantaBarbaraCA.gov/SFDBVideos).

#### **CALL TO ORDER.**

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

#### **ATTENDANCE:**

Members present:            Sweeney, Miller, Bernstein, James, Moticha, and Woolery.  
Members absent:            None.  
Staff present:                Mamulski and Goo.

#### **GENERAL BUSINESS:**

##### **A.    Public Comment:**

Any member of the public may address the Single Family Design Board for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

##### **(3:00) AMERICAN INSTITUTE OF ARCHITECTS (ArchitecTours)**

Architect Christopher Mason-Hing of ArchitecTours – Santa Barbara Chapter, made a short presentation to announce the 8<sup>th</sup> Annual ArchitecTours to be held on Saturday, October 1, 2016, with the theme ‘Spirit of Santa Barbara – Past & Present’ featuring a combination of commercial and residential projects showcasing historic structures that have withstood the test of time, balanced by contemporary buildings strongly rooted in the community.

B. Approval of the minutes of the Single Family Design Board meeting of **August 22, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **August 22, 2016**, amended.  
Action: Woolery/Bernstein, 6/0/0. Motion carried. (Moticha abstained).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for of **August 29, 2016**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.  
Action: James/Miller, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar for of **September 6, 2016**. The Consent Calendar was reviewed by **Brian Miller** and **Lisa James**.  
Action: James/Miller, 6/0/0. Motion carried.

D. **Re-ratification** of the previously approved **May 31, 2016**, and **July 5, 2016** Final Minutes for 2105 Anacapa Street, regarding and prior to review of today's Agenda Item #1, 2105 Anacapa Street.

Motion: Re-ratification of the previously approved **May 31, 2016** of the Single Family Design Board meeting for only Item 1, 2105 Anacapa Street, as amended.  
Action: Woolery/Miller, 5/0/1. Motion carried. (Bernstein abstained).

Motion: Re-ratification of the previously approved **Tuesday, July 5, 2016** of the Single Family Design Board meeting for only Item A, 2105 Anacapa Street, as amended.  
Action: Woolery/Moticha, 6/0/0. Motion carried.

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

1. Chair Sweeney announced that Item 6, 406 N. Ontare Road, was postponed indefinitely at the Applicant's request.
2. Chair Sweeney announced he would be stepping down from Item #4, 1257 Ferrelo Street.
3. Chair Sweeney announced he would absent from the September 19, 2016 meeting, and he took a quorum count for that meeting. Quorum standard will be met for that meeting.

F. Subcommittee Reports: Sweeney attended the public meeting of the New Zoning Ordinance (NZO) Joint Committee held on Monday, August 29, 2016, at the Louise Lowry Davis Center reviewing *Module 3: Administration, Parking, and Temporary Uses* addressing administrative procedures, criteria and required findings of the discretionary review authorities, updates to definitions, and new rules of measurement. Module 3 also included parking regulations, which were originally programmed for Module 2: Development Standards. Also discussed were items such as square footage requirement revisions, FAR analysis, lot size, clarification of AUD issues, and clarification of Separation from Buildings issues.

**REVIEW AFTER FINAL****1. 2105 ANACAPA ST****E-1 Zone****(3:20)**

Assessor's Parcel Number: 025-242-011  
Application Number: MST2008-00311  
Owner: Barbara E. Mathews Revocable Trust  
Architect: Britt Jewett  
Landscape Architect: Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). This project has received Project Design Approval and Final Approval. A Review After Final is requested for revisions to windows, patios, gates, fencing, railings, and other building details. The revised project requires Staff Hearing Officer review for a front setback modification for an "as-built" barbecue and pizza oven located in the required front setback facing Padre Street, and a Substantial Conformance Determination for additional "as-built" items.)

**(Review After Final is requested for a revised planting plan.)**

Actual time: 3:22 p.m.

Present: Derek Eichelberger, Architect; and Mike Zirolli, Owner.

Public comment opened at 3:30 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval of Review After Final of only the revised hardscape and landscape planting plan, and continued indefinitely to the Staff Hearing Officer for the proposed front setback modification and a Substantial Conformance Determination for return to Consent Review with conditions:**

- 1) The Board granted Final Approval of **only the revised hardscape and landscape planting plan, based on** plan sheets LP-1 and LP-2, dated August 17, 2016, with the corrections to add back in the missing three palm tree plantings and call-outs and/or any other missing plant species.
- 2) The Board finds the proposed front setback modification and Substantial Conformance Determination are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.

Action: James/Woolery, 6/0/0. Motion carried.

**\* THE BOARD RECESSED FOR 4 MINUTES AT 3:35 P.M., AND RECONVENED AT 3:39 P.M. \***

**FINAL REVIEW****2. 841 DE LA GUERRA TERRACE****E-1 Zone**

**(3:50)** Assessor's Parcel Number: 031-071-011  
Application Number: MST2015-00544  
Owner: Vijay Sharma  
Architect: Susan Sherwin

(Proposal for exterior alterations of an existing 3,106 square foot, two-story single-family residence in the Hillside Design District. The project includes the removal of existing pergolas at the deck and at the entry, replacement of all windows and doors, a new window at the master bathroom, a new exterior staircase, new stucco, and a new built-in barbecue and 730 square foot patio area to replace an existing deck and hot tub. No new net square footage is proposed.)

**(Final Approval is requested; Project requires Tier 3 SWMP compliance; Project was last reviewed March 21, 2016.)**

Actual time: 3:39 p.m.

Present: Susan Sherwin, Architect; and Vijay Sharma, Owner.

Public comment opened at 3:45 p.m. As no one wished to speak, public comment was closed.

**Motion: A revised Project Design Approval is granted with 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, and continued indefinitely to Consent Review with comments:**

- 1) Provide compliance with Tier 3 Storm Water Management Program (SWMP).
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and the project follows good neighbor guidelines.
- 3) The Board supports the proposed replacement spiral staircase on plan Sheet A-2.1, dated August 4, 2016.

Action: Miller/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FOR 11 MINUTES AT 3:49 P.M., AND RECONVENED AT 4:00 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 39 LANGLO TERRACE****E-2/SD-2 Zone**

**(4:10)** Assessor's Parcel Number: 053-040-017  
Application Number: MST2016-00306  
Owner: James Callis  
Applicant: Don Swann

(Proposal to demolish 1,024 square feet of original first floor area and a 302 square foot covered first floor porch and construct a new 1,294 square foot first floor addition and 94 square foot workshop with 126 square foot deck above. Also proposed is the demolition of an existing 100 square foot second floor deck and installation of new doors, windows and landscaping. This includes abatement of unpermitted trash enclosure and additional fencing on the site. The proposed total of 2,613 square feet on a 16,207 square foot lot is 60% of the guideline maximum floor to-lot-area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

Actual time: 4:00 p.m.

Present: Don Swann, Applicant; and James and Marguerite Callis, Owners.

Public comment opened at 4:07 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design Approval with 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 and continued indefinitely to the Consent Review with comments:**

- 1) Return with required drawings and samples.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.
- 3) Provide further landscape details in the front and side area between the existing driveway and the new residential portion of the building.
- 4) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and the project follows good neighbor guidelines.

Action: Bernstein/Moticha, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FOR 20 MINUTES AT 4:20 P.M., AND RECONVENED AT 4:40 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 1257 FERRELO RD****E-1 Zone**

**(4:40)** Assessor's Parcel Number: 029-271-009  
Application Number: MST2016-00357  
Owner: Doug and Joy Maskart 2013 Family Trust  
Architect: Fred Sweeney, Architect  
Engineer: Tom Pillin Van Sande

(Request to legalize existing as-built development including 1st and 2nd story decks, solarium, handrails, front fence addition, staircase and fountain pump. Also proposed is the demolition of the existing exterior laundry shed. Staff Hearing Officer Review is requested to allow the "as-built" 80 square foot solarium, deck and stairs in the required interior setbacks. The proposed total of 2,105 square feet on a 6,970 square foot lot located in the Hillside Design District is 72% of the maximum allowable floor to-lot-area ratio (FAR).)

**(Comments Only; Project requires Staff Hearing Officer Review.)**

Actual time: 4:40 p.m.

Vice-Chair Miller read a statement regarding sole proprietorships exceptions, and Board member presentations: *"The State Fair Political Practices Act (FPPC) regulation 18702.4(b)(5) states that an official may appear before a design or architectural review committee of which he or she is a member to present, explain architectural or engineering drawings which the official has prepared for a client. Mr. Fred Sweeney is a sole practitioner and is using this exception understanding certain limits regarding advocating on behalf of his client."*

Present: Fred Sweeney, Architect; and Doug and Joy Maskart, Owners.

Mr. Sweeney submitted to the Board and staff a correction sheet regarding the existing tree near the property line that needed location corrections on the plans, and also various northwest corrections including easement, solarium, second floor deck, and proposed water feature issues for the proposed setback modifications; and for additional unpermitted items and other non-conforming items for on-going changes made to the property.

Public comment opened at 5:10 p.m.

- 1) Emma Brinkman, opposition; spoke of various inaccuracies and missing items on the submitted plans. Ms. Brinkman specified these inaccuracies on the plans, addressed her privacy concerns regarding the proposed second floor deck, and provided pictures from the point of view from her adjacent property.

An email in support from Patricia Kruger was acknowledged and read into the record.

A letter in opposition from Robert Brown & Patricia Santiago was acknowledged regarding privacy impacts and read/summarized into the record.

Public comment closed at 5:22 p.m.

Mr. Sweeney stated for the record that: there was no intention of any kind on his part to misrepresent any inaccurate information on the provided plans since he was only working from information provided to him by the owner for the project drawings, and that any inaccuracies on the plans will be duly updated and accurately reflected on future plans sets.

Vice-Chair Miller stated for the public record that the Board is mainly an architectural design and aesthetics Board for mass, bulk, and scale, and neighborhood compatibility; therefore, private view concerns of the public are not within the Board's purview.

Board member Woolery clarified that the point of controversy specifically concerns privacy impacts of the proposed second floor deck to adjacent neighbors and not private views, and encouraged both the Applicant and neighbors to work together with the good neighbor guidelines to achieve neighborhood compatibility.

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

- 1) A majority of the Board found acceptable and supportable the other proposed modifications for the as-built developments for the easterly first story deck over the setback which is not setback 15 feet from the property line, the water feature fountain pump, the "as-built" solarium, the "as-built" handrails, the westerly staircase to the first floor deck encroaching into the west setback, and the front fence addition and demolition of the existing exterior laundry shed, which do not pose consistency issues with Single Family Residence Design Guidelines.
- 2) The Board could not support the proposed second floor deck and the spiral staircase off the study, and found them unacceptable as presented due to privacy impacts to adjacent neighbors, especially the adjacent neighbor to the west.

Action: Woolery/James, 4/1/0. Motion carried. (Moticha opposed, Sweeney stepped down).

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

**5. 1201 DEL ORO**

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

**(5:10)**

Assessor's Parcel Number: 045-214-010  
 Application Number: MST2016-00327  
 Owner: Joseph and Elizabeth Hopkins, Revocable Trust  
 Architect: Tom Meaney  
 Agent: Al Winsor

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot-area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission review is requested for a Coastal Development Permit, two setback modifications, and an open yard modification.)

**(Comments Only; Project requires Planning Commission and Staff Hearing Officer Review.)**

Actual time: 5:50 p.m.

Present: Al Winsor, Applicant/Agent; Erin Carroll, Landscape Architect; and Tony Boughman, Assistant Planner.

Public comment opened at 6:07 p.m. As no one wished to speak, public comment was closed.

An email of various concerns from Theresa Dolotta was acknowledged.

Public comment closed at 6:08 p.m.

Mr. Boughman clarified that only a FAR modification requires a majority vote (5) for Board support, and/or to make findings or grant approval, which has not been requested for this proposed project. Other modification requests can receive Board support and findings, and/or be continued to the Staff Hearing Officer.

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

- 1) The Board appreciates the proposed architectural style and design of the proposed project.
- 2) Applicant to reduce the proposed 99% of the maximum required floor-to-lot-area ratio (FAR) to a preferred 85% FAR.
- 3) Generally reduce the first floor plate height.
- 4) The Board understands that the tandem parking issue will be addressed once the proposed 99% of the maximum required floor-to-lot-area ratio (FAR) has been reduced to an 85% FAR.
- 5) The Board supports the proposed Coastal Development Permit (CDP), the two front setback modifications and open yard modification, and finds them aesthetically appropriate as they do not pose consistency issues with the Single Family Residence Design Guidelines.

Action: Miller/Moticha, 6/0/0. Motion carried.

**\* THE NEXT AGENDA ITEM WAS POSTPONED INDEFINITELY AT THE APPLICANT'S REQUEST. \***

**SFDB-CONCEPT REVIEW (CONT.)**

**6. 406 N ONTARE RD**

**E-2/SD-2 Zone**

**(5:40)**

Assessor's Parcel Number: 053-151-012  
 Application Number: MST2015-00471  
 Owner: Christina Pizarro  
 Architect: Koffka- Phakos Design

(Proposal to demolish an existing 1,291 square foot, one-story single-family residence with an attached garage and construct a new 3,601 square foot, two-story residence with an attached 567 square foot three-car garage. Also proposed are a swimming pool, patios, site walls, landscaping, and a total of 187 cubic yards of cut grading, of which 179 cubic feet will be under the residence and 8 will be under the pool. The proposed total of 4,169 square feet on a 21,524 square foot lot is 89% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested; Project was last reviewed May 5, 2016.)**

**Postponed indefinitely at the Applicant's request.**

**\*\* MEETING ADJOURNED AT 6:41 P.M. \*\***