



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, May 16, 2016**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:00 P.M.**

**BOARD MEMBERS:**

FRED SWEENEY, *Chair*  
BRIAN MILLER, *Vice-Chair*  
BERNI BERNSTEIN  
LISA JAMES  
JOSEPH MOTICHA  
JAIME PIERCE  
DENISE WOOLERY

**CITY COUNCIL LIAISON:** JASON DOMINGUEZ

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
KAITLIN MAMULSKI, Planning Technician  
LETICIA I MIGUEL, Commission Secretary

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

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.

**ATTENDANCE:**

Members present: Sweeney, Moticha, Bernstein, Pierce, and Woolery.

Members absent: Miller and James

Staff present: Eng, Mamulski, Miguel, and Vaughn

**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.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **Monday May 2, 2016.**

- Motion: Approval of the minutes of the Single Family Design Board meeting of **Monday May 2, 2016**, as submitted.
- Action: Pierce/Moticha, 5/0/0. Motion carried. (James and Miller absent).

C. Consent Calendar.

- Motion: Ratify the Consent Calendar for **May 9, 2016**. The Consent Calendar was reviewed by **Joseph Moticha** and **Denise Woolery**.
- Action: Bernstein/Pierce, 5/0/0. Motion carried. (James and Miller absent).
- Motion: To continue to the Consent Calendar of **May 16, 2016** to the meeting of May 31, 2016.
- Action: Bernstein/Pierce, 5/0/0. Motion carried. (James and Miller absent).

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

1. Mr. Eng announced the following changes to the agenda:
- a) Kaitlin Mamulski will be the new board planning technician moving forward.
  - b) David Eng will still be involved in planning SFDB tours.
  - c) Leticia Miguel will no longer be the SFDB Secretary & Kathy Goo will be the new SFDB Secretary.

E. Subcommittee Reports: No subcommittee reports.

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

**1. 1448 JESUSITA LN**

**A-1 Zone**

**(3:20)** Assessor's Parcel Number: 055-240-013  
 Application Number: MST2016-00168  
 Owner: William H. V. Dunbar,  
 Architect: Wade Davis Design

(Proposal for additions and alterations resulting in 1,392 additional square feet across both floors of an existing 5,500 square foot, two-story, single-family residence with an attached 842 square foot three-car garage. The project involves converting 597 and 109 square feet of the existing garage into habitable and utility space, respectively. It also involves converting 370 and 71 square feet of habitable space to garage and utility space, respectively. The project proposes replacement of windows and doors, replacement of the motorcourt with permeable paving, a new fire pit, and an interior remodel. The proposed total of 7,603 square feet of development on a 10.26 acre lot in the Hillside Design District is 75% of the guideline maximum floor-to-lot area ratio [FAR].)

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

Actual time: 3:10 p.m.

Present: Jim Davis, Architect.

Public comment opened at 3:19 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 with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.

- 2) As an addition to the original motion, the Board would like to note when the project returns to Consent Review, that the Applicant must study and convey color options as the Board was concerned with the white color being too bright up on the ridge.

Action: Pierce/Woolery, 5/0/0. Motion carried. (James and Miller absent).

**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) The Board had positive comments regarding the project’s consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) Return with a color board.

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

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW**

**2. 2321 EDGEWATER WAY**

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

**(3:50)** Assessor’s Parcel Number: 041-350-009  
 Application Number: MST2014-00411  
 Owner: Jeff Barens  
 Architect: Tom Meaney  
 Designer: Al Winsor

(Proposal to demolish an existing 1,945 square foot, two-story single-family residence with a 300 square foot, detached two-car carport and 350 square foot accessory building. A new 3,650 square foot, two-story single-family residence and an attached 400 square foot two-car garage are proposed. The proposed total of 4,050 square feet on a 14,335 square foot lot in the appealable jurisdiction of the Coastal Zone is 95% of the required maximum floor-to-lot area ratio [FAR]. This project includes Planning Commission review for a Coastal Development Permit.)

**(Project must comply with PC Resolution No. 017-15.)**

Actual time: 3:27 p.m.

Present: Tom Meaney, Architect; and Erin Carroll, Landscape Architect.

Public comment opened at 3:40 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board had positive comments regarding the project’s consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) Study the combination of the white color of the house to the landscaping predominate colors.

Action: Moticha/Pierce, 4/0/0. Motion carried. (Bernstein abstained, James and Miller absent).

The ten-day appeal period was announced.

**FINAL REVIEW****3. 3416 MARINA DR****A-1/SD-3 Zone**

**(4:10)** Assessor's Parcel Number: 047-081-001  
 Application Number: MST2015-00572  
 Owner: Kechejian-Schoolfield Rev Trust  
 Architect: Peter Becker

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte cochere, new covered porches, driveway alterations and, a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio. The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

**(Project was last reviewed November 30 2015.)**

Actual time: 4:10 p.m.

Present: Jacob Niksto, Project Architect and Jessica Harlow, Landscape Design.

Public comment opened at 4:20 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) The Board appreciates the Applicant's revision of the proposed plans. The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, good neighbor guidelines, quality of architecture and materials, and drought tolerant landscaping.
- 2) The final design should eliminate the use of papyrus in the landscaping.

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

**SFDB-CONCEPT REVIEW (CONT.)****4. 45 LAS ALTURAS CIR****A-1 Zone**

**(4:40)** Assessor's Parcel Number: 019-130-014  
 Application Number: MST2015-00520  
 Owner: Pan Hsiao-Li & Dru Finley  
 Architect: Chris Cottrell

(Proposal to construct a new 468 square foot second-floor addition with 290 square feet of upper level decks to an existing 2,936 square foot, one-story, single-family residence. The project includes enclosure of the existing attached 550 square foot carport to become a 507 square foot, two-car garage. A pool with adjacent flatwork and a fire pit were approved separately under MST2015-00190. The proposed total of 3,918 square feet on a 1.1 acre lot in the Hillside Design District is 77% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 16, 2016.)**

Actual time: 4:30 p.m.

Present: Chris Cottrell, Architect and Jarrett Gorin, Applicant.

Public comment opened at 4:42 p.m.

- 1)Carolynn Vote, opposition; expressed concerns regarding neighborhood compatibility.
- 2) Don Vogt, opposition; expressed concerns regarding neighborhood compatibility.
- 3) Michael Jaffe, opposition; expressed concerns regarding neighborhood compatibility.
- 4) Jan Jaffe, opposition; expressed concerns regarding applicant reaching out to neighbors.

Public comment closed at 5:02 p.m.

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

- 1) The Board asks that the addition to the home, to the first or second floor, be studied and designed to be more compatible with the neighborhood and existing homes.
- 2) Bring into play the Cliff May architectural style.
- 3) Owners must meet with the neighbors to comply with good neighbor guide lines.
- 4) Window locations need to be considered carefully to maintain privacy both for the owners and the neighbors.
- 5) Landscape plans and sections to scale need to be included at the next review.

Action: Pierce/Woolery, 5/0/0. Motion carried. (James and Miller absent).

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

**5. 626 ALSTON RD**

**A-2 Zone**

**(5:10)**

Assessor's Parcel Number: 015-171-020  
 Application Number: MST2015-00463  
 Owner: Fentisov Living Trust  
 Architect: Jose Luis Esparza

(This is a revised project description for a new 3,987 square foot, one-story, single-family residence with an attached 487 square foot two-car garage. The project includes 548 gross square feet of covered patios, an 82 square foot covered entry porch, a 215 square foot open patio, a new driveway and driveway gate, walkways, a built-in hot tub, fountains, and new landscaping. It also proposes 609 square feet of cut-and-fill grading, of which 284 cubic yards will occur outside of the building footprint, and 214 cubic yards will be exported off site. The proposed total of 4,474 square feet on a 1.1 acre vacant lot in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio [FAR]. The revised project omits a previously proposed one-car garage, second story, and roof deck.)

**(Third Concept Review. Comments only; project requires an Environmental Assessment. Project was last reviewed on March 21, 2016.)**

Actual time: 5:27 p.m.

Present: Jose Luis Esparza, Architect; and Roy Greenwald, Owner.

Public comment opened at 5:42 p.m.

- 1) Valeri Froscher, opposition; expressed concerns regarding height of rough and expressed need for story poles. Also, concerned with height of trees / retaining walls. =
- 2) Pat Brodie, opposition; with expressed concerns regarding view corridor and the trees surrounding the corridor.

Letters of expressed concerns were received from Bobbie Shard, Barbra and John Harland & Mullen and Hansel were acknowledged.

Public comment closed at 5:50 p.m.

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

- 1) The Board appreciates the direction that has been taken with the architecture and look forward to seeing and request a full landscape plan with a section coming down the house through to the lower terrace with trees depicted and their heights.
- 2) The Board would like the view corridor depicted on the landscape plan
- 3) Applicant to study the archways and how they relate to the columns in reference to the south elevation.
- 4) Applicant to consider dropping the plate height on the master bedroom and consider volumetric ceilings.
- 5) Study entree way and consider widening the entry portico while keeping within the Spanish Andalusian style.
- 6) Delineate trash location.
- 7) Apply good neighbor guidelines; ensure that neighbors are aware the plans are available for review.

Action: Woolery/Pierce, 5/0/0. Motion carried. (James and Miller absent).

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

**6. 456 CONEJO RD**

**A-1 Zone**

**(5:30)** Assessor's Parcel Number: 019-061-036  
 Application Number: MST2014-00491  
 Owner: Bradley Vernon  
 Architect: Michael Holliday

(Proposal to construct a new single-family residence on a vacant lot. The previous dwelling on the parcel was destroyed in the Tea Fire. The project will comprise a 1,669 square foot, two-story, single-family residence with an attached 562 square foot two-car garage. It also includes 331 cubic yards of cut and 8 cubic yards of fill grading. The proposed total of 2,231 square feet on an 8,431 square foot lot in the Hillside Design District is 67% of the required maximum floor-to-lot area ratio [FAR].)

**(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on January 25, 2016.)**

Actual time: 6:20 p.m.

Present: Michael Holiday, Architect; Jessica Harlow, landscape Architect; Sean Lynch, Project Manager;

Public comment opened at 6:33 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review with comments:**

- 1) The Board finds that the project, as presented, is ready for Final Approval; however, given staff's review of Tier 3 requirements, the Board recommends that the project be forwarded to the next available Consent Review for Final Approval.

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

**\*\* MEETING ADJOURNED AT 6:36 P.M. \*\***