



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD *REVISED MINUTES*

(Only for revision of Item 1, 2105 Anacapa St.)

**TUESDAY, May 31, 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 I  
  KRYSTAL VAUGHN, Acting 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, Miller (present at 3:15 p.m.), Moticha, James, Pierce (present at 3:28 p.m.), and Woolery.  
Members absent:            Bernstein.  
Staff present:                Mamulski 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 **May 16, 2016**.

**Motion:**                      **Approval of the minutes of the Single Family Design Board meeting of May 16, 2016, as submitted.**

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

## C. Consent Calendar.

Motion: Ratify the Consent Calendar for **May 16, 2016**. The Consent Calendar was reviewed by **Joe Moticha** and **Denise Woolery**.

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

Motion: Ratify the Consent Calendar for **May 23, 2016**. The Consent Calendar was reviewed by **Joe Moticha** and **Denise Woolery**.

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

Motion: Ratify the Consent Calendar for **May 31, 2016**. The Consent Calendar was reviewed by **Fred Sweeney** and **Denise Woolery**.

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

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

1) Ms. Mamulski announced the following announcements:

- a) Vice Chair Brian Miller will be in attendance.
- b) Berni Bernstein will be absent.

## E. Subcommittee Reports: No subcommittee reports.

**THE FOLLOWING ITEM WAS RE-OPENED AT THE SEPTEMBER 6, 2016 FULL BOARD MEETING FOR RE-RATIFICATION. PLEASE SEE THE SEPT. 6, 2016 MINUTES AND RECORDING FOR FINAL ACTION ON THIS ITEM.**

**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 the following items: 1. Replace planters in the setback that are over 22 inches above grade. 2. Extend the patio in the open yard. 3. Revise gates along garage and Anacapa St. 4. Relocate electrical panel. 5. Remove planter wall and add pizza oven in lower patio, within front setback. 6. Window revisions throughout. 7. Wrought iron fences at Padre St. 8. Revise railing design. 9. Revise entry at Anacapa St. 10. Window revisions on each elevation. Comments only; project requires Staff Hearing Officer review for a new setback modification for the "as-built" barbecue and pizza oven located in the required front setback facing Padre Street and requires a Substantial Conformance Determination for other "as-built" items. Project was last reviewed on April 27, 2015 at Consent Review.)**

Actual time: 3:10 p.m.

Present: Britt Jewett, Architect; and Mike Zirolli, Owner.

**Motion: Continued indefinitely to the Staff Hearing Officer for return to Consent Review with comments:**

- 1) The Board has reviewed the raised entree and finds the seven foot stone gate in the side yard acceptable on the condition that the City Fire Department reviews and finds it acceptable.
- 2) The proposed window changes are acceptable.
- 3) Return with the gate details.
- 4) The Board finds the planter height over 22 inches within the setback acceptable.
- 5) Should the applicant choose to install the proposed pizza oven, the Board approves its currently planned location.

Action: James/Woolery 5/1/0. Motion carried. (Pierce abstained, Bernstein absent.)

## **FINAL REVIEW**

### **2. 1893 EUCALYPTUS HILL RD**

**A-2 Zone**

**(3:40)**

Assessor's Parcel Number: 015-040-033  
 Application Number: MST2015-00017  
 Owner: David & Judy B. Jones  
 Architect: Tom Meaney  
 Contractor: Giffin & Crane General Contractors, Inc.

(This is a revised proposal to demolish an existing 4,000 square foot, single-family residence and construct a new 6,780 square foot, two-story, single-family residence with a basement, and an attached three-car garage. The project includes a new pool and associated hardscape, new landscaping, and 1,600 cubic yards of cut and fill grading to be balanced on site. The proposed total of 6,780 square feet (of which 2,700 square feet is in the basement) on a 1.03 acre lot in the Hillside Design District is 106% of the guideline maximum floor-to-lot area ratio [FAR]. Project will address a building violation identified in Zoning Information Report ZIR2014-00364. The revised project will result in a revised exterior design and reductions to the previously approved 6,850 square feet and 109% FAR.)

**(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program requirements prior to Final Approval. Project was last reviewed on December 14, 2015.)**

Actual time: 3:30 p.m.

Present: Tom Meaney, Architect.

Public comment opened at 3:39 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Consent Review for Final Approval with comments:**

- 1) The Board finds the projects consistency and appearance is appropriate with the character of the City and the appearance of the neighborhood.
- 2) The Board had positive comments regarding the project's size, appearance, scale; and appropriateness for the neighborhood.
- 3) The Board finds the quality of the architecture and materials are appropriate and follows good neighbor guidelines.
- 4) The proposed obscure glass is acceptable for use in the exterior lighting.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein absent.)

**PROJECT DESIGN REVIEW****3. 1211 SERRA VISTA LN****E-1 Zone****(4:00)**

Assessor's Parcel Number: 029-510-004  
Application Number: MST2015-00211  
Owner: Cynthia Halpin McCoy Residence Trust  
Applicant: Vanguard Planning LLC  
Architect: Peikert RRM Design Group

(Proposal to add a second story and an attached garage to the existing 1,202 square foot one-story single-family residence. The project is located in a Planned Residence Development on a 3,071 square foot lot which serves as the building envelope. The project would add 227 square feet of floor area and 200 square feet of unenclosed terrace area to the first floor, a 552 square foot second floor, and an attached 494 square foot attached two-car garage at the upper floor level accessed from a new driveway on the uphill side of the lot. This project includes Planning Commission review for an amendment to the conditions of approval to increase the maximum square footage allowed on the lot from 1,800 to 2,000 square feet exclusive of garages and open porches, and for a modification to encroach into the required setback from the exterior boundary of the Planned Residence Development.)

**(Project Design Approval and Final Approval are requested. Action may be taken if sufficient information is provided. Project was last reviewed on April 4, 2016.)**

Actual time: 3:54 p.m.

Present: Gordon Brewer, Architect; and Jarred Gorin, Sarah Bromstad, Applicant.

Public comment opened at 3:59 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 for final with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance with the character of the City; neighborhood compatibility; proposed size, bulk, and scale; and quality architecture and materials.
- 2) Provide litigation plan requirements for tree protection.

Action: Pierce/Miller, 6/0/0. Motion carried. (Bernstein absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 580 RICARDO AVE****E-1 Zone**

**(4:40)** Assessor's Parcel Number: 035-131-008  
 Application Number: MST2016-00164  
 Owner: Bob Kafkis  
 Architect: Chris Cottrell

(Proposal for a 597 square foot second-story addition with a 75 sq. ft. balcony to an existing 1,270 square foot, one-story, single-family residence with an attached 413 square foot two car garage. The project includes a new roof cover at the front entry and a new pool, pool equipment and spa in the rear yard. The proposed total of 2,280 square feet of development on a 9,855 square foot lot in the Hillside Design District is 63% of the required maximum floor-to-lot area ratio [FAR]. Staff Hearing Officer review is requested to allow a conforming second-story addition that changes the basic characteristics of the existing residence which is non-conforming to front and interior setbacks.)

**(Comments only; project requires Staff Hearing Officer review for conforming additions to an existing residence that is non-conforming to setbacks.)**

Actual time: 4:29 p.m.

Present: Chris Cottrell, Architect

Public comment opened at 4:39 p.m.

- 1) Fran Setbacken, opposition; spoke of concerns regarding view obstruction because of current tree and proposed addition, diminish of property values and character of neighborhood.
- 2) Colleen Heimbarch, opposition; spoke of concerns regarding Jacuzzi being right up against property line. Feels large potential for mud slide and cracking. The new construction has the potential to turn this single family home into a duplex conversion. Lastly there are privacy concerns.
- 3) Ardith G. Liercke, opposition; spoke of concerns regarding vacation rental.
- 4) Brian Charles Moulton, opposition; spoke of concerns regarding construction dirt, noise, privacy. Not happy with pool design during a drought as well as the noise that it will produce because of the vacation renters. Mother's health / privacy will be disturbed.

An email in opposition, from Richard Kallan was acknowledged.

Public comment closed at 4:48 p.m.

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

- 1) The Board finds the overall size, bulk, and scale of the addition appropriate for the style of the home.
- 2) Study lowering the second story plate height with an interior vaulted ceiling to mitigate the overall size of the second story.
- 3) The Board finds the garage modification acceptable, including the way the existing garage sets into the existing front yard setback.
- 4) Return with a developed landscape plan.
- 5) The current location of the pool and spa is acceptable.
- 6) The Board encouraged both the Applicant and neighbors to work together with the good neighbor guidelines to achieve neighborhood compatibility.

Action: Miller/Woolery, 6/0/0. Motion carried. (Bernstein, absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1721 LA CORONILLA DR****E-1 Zone**

**(5:10)** Assessor's Parcel Number: 035-083-002  
Application Number: MST2016-00139  
Owner: Michael John Malengo  
Architect: Tom Ochsner

(Proposal for a 621 sf second story addition to an existing 1,789 square foot house. The project includes an interior remodel to the first floor with an existing 426 square foot garage. The addition includes a 286 square foot deck. The project will result in a 2,410 sf residence located in the Hillside Design District is 25% of the maximum 85% floor-to-lot area ratio [FAR] on the 6,500 square foot lot.)

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

Actual time: 5:09 p.m.

Present: Tom Ochsner, Architect; and Christy & Michael Malengo, Owner.

Public comment opened at 5:12 p.m.

- 1) Christopher A Blair, support; feels the family and their design are a positive addition to the neighborhood.

A letter of expressed concerns from Andrew Gault was acknowledged.

Public comment closed at 5:19 p.m.

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

- 1) Reduce in height or lower the second story plate heights.
- 2) Return with more window design and doors details.
- 3) The Board finds the direction of the projects acceptable regarding the proposed size, bulk, and scale.
- 4) Return with more spiral stair case details.

Action: Moticha /Pierce, 6/0/0. Motion carried. (Bernstein, absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 333 EL CIELITO RD****A-1 Zone**

**(5:50)** Assessor's Parcel Number: 021-083-005  
Application Number: MST2016-00176  
Owner: Emmerson Family Revocable Trust  
Applicant: Lindsay Emmerson

(Proposal to demolish an "as-built" 96 square foot shed, to construct a new 452 square foot circular accessory building (yurt) with skylight on a raised platform with a new deck, to construct a new 160 square foot shed and to permit the "as-built" entry pillars and gate to an existing 2,377 square foot single-family residence. The proposed total of 2,989 square feet on a 1.75 acre lot in the Hillside Design District is 56% of the guideline maximum floor-to-lot area ratio [FAR]. An Administrative Exception is requested to allow the "as-built" entry pillars that exceed 3.5 feet tall within 10 feet of a front lot line. The project includes Staff Hearing Officer review for requested zoning modifications to allow the accessory structures in the front yard and to allow the total square footage of the detached accessory structures to exceed 500 square feet. The project will address violations in Zoning Information Report ZIR2011-00194.)

**(Comments only; project requires Staff Hearing Officer review to allow the proposed accessory structures in the front yard and to allow accessory structures that exceed 500 sq. ft. at the property.)**

Actual time: 5:37 p.m.

Present: Lindsay & Brian Emmerson, Owner.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the location of the shed and the yurt acceptable.
- 2) Applicant to have the Fire Department review the bottom of the elevated yurt base from a design perspective for proposed screening. The Board would prefer the elevated yurt base to be screened.
- 3) The Board finds the proposed parking is acceptable from an aesthetics standpoint.
- 4) Return with a color board and detailed dimensions for the yurt and shed. The shed should have similar colors comparable to the yurt.
- 5) The Board finds the pillars on Gibraltar road acceptable.

Action: Woolery / Pierce, 6/0/0. Motion carried. (Bernstein, absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1310 INDIO MUERTO ST****R-3 Zone**

**(6:30)** Assessor's Parcel Number: 017-300-002  
Application Number: MST2016-00165  
Owner: Justin Kirk  
Architect: Chris Cottrell

(Proposal for a new 451 square foot second story, and approximate 728 square foot net addition to the ground floor of the existing 1,078 square foot single-family residence on a 5,030 square foot lot. Two uncovered parking spaces in tandem configuration per SBMC 28.90.100.6.1.C are proposed.)

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

Actual time: 6:16 p.m.

Present: Chris Cottrell, Architect; and Justin Kirk, Owner.

Public comment opened at 6:20 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 Full Board for Final Approval with comments:**

1. Return with a color and materials board.
2. Return with design details of the gate, preferably in the craftsman style.
3. The Board finds that the proposed addition is appropriate to the neighborhood.

Action: Woolery/James, 6/0/0. (Bernstein, absent).

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 6:28 P.M. \*\***