



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, June 13, 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  
KATIE MAMULSKI, Planning Technician  
KATHLEEN GOO, 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 3:02 p.m. by Chair Sweeney.

**ATTENDANCE:**

Members present: Sweeney, Miller, Bernstein, James, Moticha, and Woolery.  
Members absent: Pierce.  
Staff present: Limón (present at 3:28 until 4:49 p.m.), 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.)

No public comment.

B. Approval of the minutes of the Single Family Design Board meeting of **May 31, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **May 31, 2016**, as submitted.  
Action: Miller/James, 5/0/1. Motion carried. (Bernstein abstained, Pierce absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **June 6, 2016**. The Consent Calendar was reviewed by **Joseph Moticha** and **Lisa James**.

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

Motion: To table for two weeks the Consent Calendar for **June 13, 2016**. The Consent Calendar was reviewed by **Denise Woolery** and **Joe Moticha**.

Action: Sweeney/\_\_\_\_, 6/0/0. Motion carried. (Pierce absent).

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

1. Ms. Mamulski announced Jaime Pierce would be absent from the meeting, but had no changes to the agenda.
2. Board member Miller requested clarification on the results on Subcommittee meeting site visit, and Chair Sweeney informed him that a status update was still pending from staff on the route and numbers.
3. Board member Miller recused himself and will be stepping down from Item #2, 3427 Sea Ledge Lane.

E. Subcommittee Reports: No subcommittee reports.

**FINAL REVIEW**

**1. 2878 VERDE VISTA DR**

**E-3 Zone**

**(3:20)**

Assessor's Parcel Number: 053-362-023  
Application Number: MST2015-00628  
Owner: Perkins Family Trust  
Applicant: Bildsten Architecture & Planning

(This is a revised project description. Proposal for 743 square foot second-story addition to an existing 940 square foot, one-story single-family residence with an "as-built" 25 square foot front porch and a 380 square foot, detached, two-car garage. The proposed total of 2,088 square feet on a 4,193 square foot lot is 86% of the allowable maximum floor-to-lot area ratio (FAR). An Administrative Height exception is required for an overheight "as-built" six foot high fence at the property. Staff Hearing Officer review is requested for zoning modifications to allow an "as-built" one story addition in the required front setback and to allow a conforming second-story addition that changes the basic characteristics of the existing residence, which is non-conforming to two-front yard setbacks.)

**(Final Approval is requested. Project was last reviewed February 22, 2016.)**

Actual time: 3:08 p.m.

**Motion: Postponed two weeks to the June 27, 2016 meeting.**

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

**\* THE BOARD RECESSED AT 3:11 P.M. AND RECONVENED AT 3:28 P.M.**

**REVIEW AFTER FINAL****2. 3427 SEA LEDGE LN****A-1/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 047-082-009  
 Application Number: MST2016-00212  
 Architect: Andrew Roteman  
 Owner: Leon and Joy Lunt  
 Owner: Leon and Joy Lunt

(Proposal for changes to an existing approved landscape plan to include the removal of three trees, hardscape changes and to omit four trees from the approved landscape plan. The project is located in the Appealable Jurisdiction of the Coastal Zone.)

**(Review After Final is requested for changes to previously approved project for a revised landscape plan. Project was last reviewed at Consent Review on June 6, 2016.)**

Actual time: 3:28 p.m.

Present: Andy Roteman, Architect; and Kelly Brodison, Assistant Planner.

Jaime Limon, Senior Planner, and Ms. Brodison, clarified requirements for privacy screening elements (Ordinance set 8-foot hedge height limit or that set by mutual agreement between adjacent neighbors), prohibited removal of landscaping (with specified exemptions), setbacks, and previous reviews by different Boards and Commissions. Ms. Brodison further clarified that if a higher hedge height is not mutually agreed upon between neighbors, then the 8-foot limit set by City Ordinance requirements still stands. The remaining landscaping issues should then focus upon existing and/or proposed replacement trees.

Public comment opened at 4:00 p.m.

Jacques Habra, opposition; spoke of concerns regarding the cutting of the existing privacy screening hedge height.

Public comment closed at 4:02 p.m.

After clarifying a site visit and steps taken to confirm and authenticate the opposition correspondence allegedly received from a "Norm & Maria Bremer," Chair Sweeney stated for the record that the Board does not appreciate, nor tolerate, any type of falsely submitted public correspondence that was not sent from the actual sender and/or adjacent neighbor, and will absolutely and completely disregard any similar false correspondence received now and in the future.

Staff received the following acknowledged emails and letters in opposition:

- 1) ~~Norm & Maria Bremer~~ (*confirmed and disregarded falsely submitted correspondence*).
- 2) Jacques Habra.
- 3) Mike Taylor.

Staff received the following acknowledged emails and letters in support:

- 1) Jon & Mary Sorrell.
- 2) John & Lola Debney.
- 3) Dan Secord.
- 4) Jay Dalton Gerlach.
- 5) Chris Krach-Bastion.

Ms. Mamulski clarified that the City Arborist had no additional comments and that he left it up to the Board's discretion regarding landscaping, hedge height, and/or privacy screening, or removal/replacement of any trees.

**Motion: Final Approval of Review After Final with conditions:**

- 1) The Board would like to address the tree species in areas where trees are to be removed, as follows:
  - a. To replace the existing pine tree in the south east corner, the Board recommends the minimum 24-inch box size tall and drought-tolerant *Arbutus 'Marina'* tree species that would also help provide privacy screening.
  - b. The replacement tree for the Liquid Amber trees that were already removed would also be the minimum 24-inch box size tall and drought-tolerant *Arbutus 'Marina'* tree species.
  - c. Therefore, the total count of two such tall drought-tolerant minimum 24-inch box size *Arbutus 'Marina'* tree species for the lot.
- 2) The Board understands and finds acceptable the removal of the pepper tree as per Southern California Edison's request.
- 3) The Board understands that the Japanese Maple trees would probably not survive the current conditions in the present coastal environment and does not require that the Applicant plant these trees due to the current drought conditions.
- 4) The Board suggests an amicable agreement be attained between the Applicant and his neighbors regarding the proposed hedge height planted at approximately 12-feet in height.
- 5) The Board encouraged both the Applicant and neighbors to work together with the good neighbor guidelines to achieve neighborhood compatibility.

Action: Woolery/Moticha, 5/0/0. Motion carried. (Brian Miller stepped down, Pierce absent).

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

**3. 1548 ALAMEDA PADRE SERRA**

**E-1 Zone**

**(4:10)**

Assessor's Parcel Number: 019-183-010  
 Application Number: MST2016-00140  
 Owner: Charlotte Elaine Keenan Living Trust  
 Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed May 2, 2016.)**

Actual time: 4:25 p.m.

Present: Dylan Chappell, Architect.

Public comment opened at 4:39 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 Consent Review with comments:**

- 1) Return with a color board and provide a sample of the proposed muted color that should be similar to a sand stone color (a grey color is not acceptable).
- 2) Revise the proposed landscape plan with the Board's recommendations for alternative substitutes for the *Stipa Tenoissima* (Mexican Feather grass) to be either *Sesleria Automnalis* (Japanese Autumn grass), or *Penesetum Orientalis*, or even Bunny Tail grass.
- 3) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

The ten-day appeal period was announced.

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

#### **4. 825 ROBLE LN**

**E-1 Zone**

**(4:40)** Assessor's Parcel Number: 019-252-008  
 Application Number: MST2016-00048  
 Owner: Bell Family Trust  
 Architect: Kent Mixon

(Proposal for a Voluntary Lot Merger and to construct a new 793 square foot third-story addition to an existing 1,794 square foot, two-story single-family residence with an existing 388 square foot attached two-car garage. The proposal includes a 265 square foot covered patio, with an extended chimney, a 793 square foot third floor addition of a master bedroom, bath, closet and a trellised covered porch. The proposed total of 2,975 square feet of development on a 10,580 square foot lot in the Hillside Design District is 78% of the allowable maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for zoning modifications to allow encroachments into the two front yard setbacks and one interior setback.)

**(Second Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed March 7, 2016.)**

Actual time: 4:43 p.m.

Present: Kent Mixon, Architect; Trish Allen, SEPPS; and Marc Bell, Owner.

Ms. Allen clarified that the Applicant made efforts to hold previous public outreach meetings inviting the 20-closest neighbors to discuss the proposed changes and neighborhood concerns.

Public comment opened at 5:22 p.m.

- 1) Neil Greenleaves, opposition; spoke of issues regarding the proposed scale, height, loss of private views, and neighborhood compatibility.
- 2) Jeanne Palumbo, spoke in opposition regarding parking density concerns in the neighborhood, height of the proposed changes, general poor appearance, and the mail box location.
- 3) Michael Palumbo, spoke in opposition regarding neighborhood compatibility, establishing precedent for three story structures in the chiefly single and second story neighborhood, and parking density issues.

- 4) Kenneth Mineau (local architect & neighbor), spoke in opposition regarding height of the proposed additions and neighborhood compatibility.
- 5) Cynthia Ziegler, opposition; spoke in opposition regarding setting a precedent for third story homes, loss in property values, and neighborhood compatibility; requested alternatives be found.

An email in opposition from Neil Greenleaves was acknowledged.

Public comment closed at 5:35 p.m.

Mr. Limon clarified for the Board that due to the fact that the two lots have not been merged yet, the Board is directed to review only the current lot of the structure and the proposed changes requested for that lot.

The Chair re-stated for the public record that the Board is mainly an architectural design and aesthetics Board for mass, bulk, and scale, and neighborhood compatibility, including visualizing completed third-story dimensions; but private view concerns of the public are not within the Board's purview. A separate review will be conducted by the Staff Hearing Officer where some of these issues can be addressed. The Chair also reviewed the options for City Council appeals for the public.

Board member Moticha also clarified that the Board has very little control over maintenance of landscaping heights which may block private views and, for some, the only option is to request neighbors to top-off landscaping.

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

- 1) A majority of the Board finds the requested front and side setback modification are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines.
- 2) The Board finds that the proposed size, bulk, and scale are acceptable and the proposed changes are neighborhood compatible.

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

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

#### **5. 1425 MISSION RIDGE RD**

**A-2 Zone**

**(5:10)** Assessor's Parcel Number: 019-103-023  
 Application Number: MST2015-00474  
 Owner: RC Steiner Living Trust  
 Architect: Tom Oschner

(Proposal to demolish an existing 3,900 square foot, one-story, single-family residence and garage and construct a new two level single family residence comprising a 4,390 square foot main level, 3,660 square foot basement, 550 square foot attached two-car garage, 704 square foot detached three-car garage, and a 480 square foot detached accessory building. The project includes a new pool, landscaping, terrace, and 2,400 cubic yards of grading, of which 600 cubic yards will be exported off site. The proposed total of 9,784 square feet [of which 7,960 square feet applies to the floor-to-lot area ratio (FAR)] on a 1.92 acre lot is 145% of the guideline maximum allowable floor to lot area ratio [FAR]. The proposal requires a determination of Substantial Conformance with Staff Hearing Officer Resolution #082-008 approved on October 22, 2008. The project includes Staff Hearing Officer review for zoning modifications to allow the cumulative garage space to exceed 750 square feet and for an accessory structure to be located in the remaining front yard. This project will address a violation in Zoning Information Report ZIR2015-0057.)

**(Third Concept Review. Action may be taken if sufficient information is provided; the project was last reviewed April 18, 2016.)**

Actual time: 6:14 p.m.

Present: Ray Ames for Tom Oschner, Architect; Robert Fowler Landscape Architect; and Russell Steiner, Owner.

Public comment opened at 6:20 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with conditions:**

- 1) The Board finds that the proposed exterior lighting with the bulb protector is an acceptable lighting fixture.
- 2) The proposed reconfigured south elevation windows are acceptable.
- 3) The proposed removal of the kitchen column corbel is acceptable.
- 4) The oak tree mitigation 3-to-1 plan is intact.
- 5) The Standard Conformance Agreement has been met.

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

**\* THE BOARD BRIEFLY RECESSED AT 6:24 P.M., AND RECONVENED AT 6:27 P.M. \***

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

**6. 1903 EL CAMINO DE LA LUZ**

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

**(5:50)**

Assessor's Parcel Number: 045-100-078

Application Number: MST2016-00216

Owner: Finegold Family Trust

Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(Repair and extend existing wood deck in direction away from bluff; addition of a new wood sliding entry gate; addition of concrete steps in the landscape; extend existing wood fence; clearing of previous owners building violations (ZIR2014-00192). The proposed total of 891 square feet on a 31,363.2 square foot lot in the Hillside Design District is 19% of the maximum allowable floor-to-lot area ratio (FAR). The project is within the Appeal Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

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

Actual time: 6:27 p.m.

Present: Stacey Fausset, Landscape Architect; and Joe Finegold, Owner.

Public comment opened at 6:31 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 Planning Commission for return to Consent Review with the positive comment that the Board supports the proposed design.**

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1522 KNOLL CIRCLE DR****E-1 Zone**

**(6:20)** Assessor's Parcel Number: 015-142-002  
 Application Number: MST2016-00201  
 Owner: Regas Christou  
 Architect: Chris Cottrell

(Proposal for a 1,325 square foot one-story addition to an existing 1,625 square foot one-story house with an existing 611 square foot attached two-car garage. The proposed total of 2,950 square feet on a 21,133 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 6:36 p.m.

Present: James Blair, Architect for Native Son Design Studio; and Melissa Christou, Owner.

Public comment opened at 6:40 p.m. As no one wished to speak, public comment was closed.

An emailed letter in opposition received from Jean Mitchell was personally revoked earlier in the meeting.

**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 the Board's positive comments regarding the project's consistency and appearance is appropriate, compatibility with the neighborhood and site, appropriate quality of architecture and materials, and follows good neighbor guidelines.**

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

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 120 MESA LN****E-3/SD-3 Zone**

**(6:40)** Assessor's Parcel Number: 041-341-011  
 Application Number: MST2016-00158  
 Owner: Patrick Brown  
 Architect: Robert Foley

(Proposal to demolish an existing 1,101 square foot one story residence and 233 square foot garage and replace with a new two story 2,305 square foot residence and 420 square foot garage; and a new spa and outdoor fireplace. The proposed total of 2,725 square feet on a 8,089 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR). A Coastal Exclusion is required.)

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

Board member Bernstein recused herself from review of this agenda item as a Board member, but reserved the right to speak on this item as a member of the public.

Actual time: 6:45 p.m.

Present: Robert Foley, Architect; and Chuck McClure, Landscape Architect.

Public comment opened at 6:56 p.m.

- 1) Mondra Randall (neighbor), spoke in opposition regarding conformity and neighborhood compatibility.
- 2) Kenneth D. Fink (neighbor), spoke in opposition regarding the requested outdoor fireplace.
- 3) Marilyn (Berni) Bernstein, spoke in opposition regarding the 85% of the maximum allowable floor-to-lot area ratio, and the proposed height of the project which may be too close to the allowable limit for the slowly changing neighborhood.

Public comment closed at 7:02 p.m.

Straw vote: How many Board members find the proposed third story deck supportable? 2/3 (failed).

**Motion: Continued two weeks to Full Board with comments:**

- 1) The Board finds the proposed landscape plan is appropriate.
- 2) The Board clarified that outdoor fireplace will be a gas-only burning, not a wood burning, fireplace. Return with exterior drawings of the outdoor fireplace.
- 3) The Boards finds that the proposed height of the house is too tall. Study reducing the plate heights, particularly those of the first floor.
- 4) Provide streetscape drawings comparing the plate heights of the adjacent homes; provide photographs of adjacent homes.
- 5) A majority of the Board cannot support the proposed third story deck.

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

**\*\* MEETING ADJOURNED AT 7:20 P.M. \*\***