



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, July 11, 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
- 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
- KRYSTAL M. 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 2:58 p.m. by Chair Sweeney.

**ATTENDANCE:**

- Members present: Sweeney, Miller, Bernstein, James, Moticha, and Woolery.
- Members absent: None.
- Staff present: Limón (present until 3:08 p.m.), 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 **June 27, 2016, 2016.**

Motion: Approval of the minutes of the Single Family Design Board meeting of **June 27, 2016**, as submitted.  
 Action: Miller/Bernstein, 6/0/0. Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **July 5, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

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

Motion: Ratify the Consent Calendar for **July 11, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

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

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

Mr. Limón announced a presentation will be made at the next Full Board meeting to debrief the Board on the project at 20 Camino Alto.

E. Subcommittee Reports: No subcommittee reports were made at this time.

## **PROJECT DESIGN REVIEW**

### **1. 941 MEDIO RD**

**E-1 Zone**

**(3:20)**

Assessor's Parcel Number: 029-321-016  
 Application Number: MST2015-00344  
 Architect: Anders Troedsson  
 Owner: Robert Gulock and Grace Gulock

(This is a revised project description. Proposal to demolish 16 square feet of the existing 1,215 square foot single-family residence, 62 square foot detached shed, existing trellis and existing 331 square foot detached garage. The proposal includes changing the location of the main dwelling entry from Medio Road to Ferrelo Road, roof alterations, window and door alterations. A 1,278 square foot addition to the existing residence, a 208 square foot addition to the existing basement, and a new 419 square foot attached two-car garage is also proposed. A new CMU pool equipment enclosure, condenser units, CMU retaining walls, fencing, a trash enclosure, and swimming pool with a pool deck are proposed as well. Approximately 244 cubic yards of cut and fill grading outside of the building footprint are proposed and a historic sandstone cap and pier wall on the property will be restored. The project will address violations identified in a Zoning Information Report (ZIR2014-00443). The proposed total of 3,181 square feet of development on a 10,690 square foot lot in the Hillside Design District is 83% of the required guideline maximum floor-to-lot area ratio [FAR]. An Administrative Exception is requested to allow a fence and wall to exceed three and a half feet in height within 10 feet of the front lot line. Staff Hearing Officer review is requested for zoning modifications for additions and alterations to the dwelling, for the garage, swimming pool and pool equipment within required front setbacks.)

**(Project Design and Final Approval are requested; Project must comply with PC-SHO Resolution No. 006-16. Project was last reviewed 9/21/2015.)**

Actual time: 3:08 p.m.

Present: Anders Troedsson, Architect.

Public comment opened at 3:19 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design and Final Approval with conditions:**

- 1) Provide a full landscape plan with an explanation of any removal of current ground cover.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 3) The exterior lighting must have frosted glass.

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

The ten-day appeal period was announced.

## **PROJECT DESIGN REVIEW**

### **2. 1401 SHORELINE DR**

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

**(3:40)**

Assessor's Parcel Number: 045-185-016  
 Application Number: MST2016-00028  
 Owner: David Ellenberger  
 Architect: Pacific Architects Inc.

(Proposal for 49 square feet of first-story and 318 square feet of second-story additions to an existing 1,812 square foot, two-story single-family residence with an attached 400 square foot, two-car garage. The project includes a new covered entry porch, new 711 square foot rear deck with outdoor barbecue, 180 square feet of balconies, replacement of all windows and doors, new exterior finishes, and a remodel of interior spaces. No grading is proposed. The proposed total of 2,579 square feet on a 7,339 square foot lot in the Hillside Design District is 85 percent of the required floor-to-lot area ratio [FAR]. The project is located within the Appealable Jurisdiction of the Coastal Zone and requires Planning Commission review for a Coastal Development Permit.)

**(Project Design and Final Approval are requested; Project must comply with PC Resolution No. 014-16. Project was last reviewed 2/22/2016.)**

Actual time: 3:29 p.m.

Present: Bill Wolf, Architect.

Public comment opened at 3:38 p.m. As no one wished to speak, public comment was closed.

**Motion: Project Design and Final Approval with the findings that the Good Neighbor Guidelines have been met, project complies with Planning Commission Resolution No. 014-16, is compliant with Tier 2 Storm Water Management Program (SWMP) requirements, uses quality architecture and materials, and is compatible with the neighborhood.**

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

The ten-day appeal period was announced.

**FINAL REVIEW****3. 210 MEIGS RD****E-3/SD-3 Zone****(4:00)**

Assessor's Parcel Number: 045-110-011  
Application Number: MST2015-00498  
Owner: Lighthouse Builders LLC  
Applicant: Bruce Blodorn  
Architect: Richard Thorne

(Lot 1: Proposal for a new 2,806 square foot, one-story, single-family residence with an attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of grading, of which 40 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on an 8,640 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 84 percent of the required maximum floor-to-lot area ratio [FAR]. This project is Lot One of a five-lot subdivision approved under MST2006-00476.)

**(Final Approval is requested; Project must comply with Planning Commission Resolution No. 007-09. Project was last reviewed 11/16/2015.)**

Actual time: 3:52 p.m.

Present: Bruce Blodorn, Lighthouse Builders LLC.

Public comment opened at 3:58 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued one week to Consent Review with the following comments:**

- 1) The Board approved of the overall architectural quality of the project and suggested the action of Final Approval at Consent Review.
- 2) Applicant to study adding a decorative element to the chimney cap and provide complete drawing details with call outs, specifically the window as shown on plan Sheet A-8 and A-9.
- 3) The Neighborhood Preservation Ordinance findings are as follows:
  - a) **Consistency and Appearance.** The proposed development is consistent with the scenic character of the City.
  - b) **Compatibility.** The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
  - c) **Quality Architecture and Materials.** The proposed structure is designed with quality architectural details.
  - d) **Good Neighbor Guidelines.** The project complies with the Good Neighbor Guidelines.

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

**SFDB-CONCEPT REVIEW (CONT.)****4. 216 VISTA DEL MAR DR****E-3/SD-3 Zone**

**(4:20)** Assessor's Parcel Number: 047-052-009  
Application Number: MST2015-00545  
Owner: Cameron & Jessica Porter  
Architect: Tom Moore Architect AIA

(Proposal to construct a 634 square foot, first-floor addition and an 835 square foot second-story addition including 369 square foot roof deck to an existing 1,091 square foot, one-story, single-family residence with an attached 373 square foot two-car garage. The project includes a new permeable patio in the rear yard, a rainwater cistern, rooftop solar panels, and an interior remodel. The proposed total of 2,933 square feet on a 9,583 square foot lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 82 percent of the maximum allowable floor-to-lot area ratio [FAR]. This project will address violations identified in Zoning Information Report ZIR2015-00213.)

**(Action may be taken if sufficient information is provided. Project was last reviewed 11/30/2015.)**

Actual time: 4:10 p.m.

Present: Cameron Porter, Owner; Tom Moore, Architect.

Public comment opened at 4:24 p.m.

A phone call of expressed opposition from Marjorie Young regarding the size, bulk, and scale of the project as well as the size of the deck was acknowledged.

Public comment closed at 4:26 p.m.

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

- 1) Study making smaller the current proposed deck plan.
- 2) Studding bringing the railing back to 13 feet.
- 3) Provide a landscape plan.
- 4) Provide elevations of the trellis, exterior architecture, and outdoor shower.
- 5) A standing seam roof is acceptable at 12 inches on center.
- 6) Provide a color board at the next review meeting.

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

**\*\* THE BOARD RECESSED AT 4:41 P.M., AND RECONVENED AT 5:40 P.M. \*\***

**\*\* THE FOLLOWING ITEM WAS POSTPONED AT THE APPLICANT'S REQUEST. \*\***

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

**5. 120 MESA LN E-3/SD-3 Zone**

**(4:50)** 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 construct a new two story 2,305 square foot residence, 420 square foot garage, new spa and outdoor fireplace. The proposed total of 2,725 square feet on an 8,089 square foot lot is 85 percent of the maximum allowable floor-to-lot area ratio [FAR]. A Coastal Exclusion is required.)

**(Action may be taken if sufficient information is provided. Project was last reviewed 6/27/2016.)**

**This item was postponed at the Applicant's request.**

**\*\* THE FOLLOWING ITEM WAS POSTPONED AT THE APPLICANT'S REQUEST. \*\***

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

**6. 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 square feet of covered patios, an 82 square foot covered entry porch, a 215 square foot uncovered 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].)

**(Action may be taken if sufficient information is provided. Project was last reviewed 6/27/2016.)**

**This item was postponed at the Applicant's request.**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 1790 SYCAMORE CANYON RD****A-1 Zone**

**(5:50)** Assessor's Parcel Number: 013-163-018  
Application Number: MST2016-00239  
Owner: MTI Capital  
Architect: James Macari  
Contractor: MBJ Homes INC.

(Proposal to construct a new two-story 3,043 square foot single-family residence with a 634 square foot two-car garage, 90 square foot patio, 292 square foot upper deck, a swimming pool, and spa. The project also includes resurfacing the existing driveway and installing new gates and fencing. The proposed total of 2,708 square feet on a 0.79 acre lot in the Hillside Design District is 56 percent of the maximum allowable floor-to-lot area ratio [FAR].)

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

Actual time: 5:42 p.m.

Present: James Macari, Architect and Michael Johnson, Owner's Agent.

Public comment opened at 5:49 p.m.

- 1) Martha Helkey, inquired on the location of the pool as well as what safety requirements would be needed to move forward with a pool.

Public comment closed at 5:52 p.m.

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

- 1) The Board feels the size, bulk, and scale of the project are not appropriate as designed.
- 2) Study a more Mediterranean style architecture, or if a more contemporary design is preferred, the Board may support a design more complimentary in terms of size, bulk, and scale.
- 3) The shape of the pools, specifically the roundness of the shape and appearance, is not compatible with the current style of the house.
- 4) Provide detailed sections of the property, including plate heights.
- 5) Study decreasing the exposure and slope of the roof.
- 6) Draw sections in human scale with furniture.
- 7) Provide a color pallet.
- 8) The Board recommends that the Applicant practice the Good Neighbor Guidelines prior to the next review meeting.

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

**\*\* THE BOARD BRIEFLY RECESSED AT 6:12 P.M., AND RECONVENED AT 6:33 P.M. \*\***

**\*\* THE FOLLOWING ITEM WAS POSTPONED DUE TO THE APPLICANT'S ABSENCE. \*\***

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

**8. 1631 SHORELINE DR E-3/SD-3 Zone**

**(6:30)** Assessor's Parcel Number: 045-173-022  
Application Number: MST2016-00241  
Owner: Chad Yonker

(Proposal for alterations and 591 square feet of additions to a one-story single family residence, to address violations in ENF2008-00161 related to the remodel and as-built retaining walls and decks along bluffs which were removed without approvals or permits. The proposed total of 2,783 square feet on a 20,100 square foot lot located in Hillside Design District is 60 percent of the guideline maximum floor-to-lot area ratio [FAR].)

**(Comments Only; Project requires Planning Commission review.)**

Actual time: 6:33 p.m.

**This project was postponed due to the Applicant's absence.**

**Motion: To adjourn the meeting due to the Applicant's absence.**  
**Action: Miller/Moticha, 6/0/0. Motion carried.**

**\*\* MEETING ADJOURNED AT 6:34 P.M. \*\***