



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, July 25, 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:                              Limón (present until 3:20 p.m.; and 5:37 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 **July 11, 2016**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **July 11, 2016**, as submitted.  
Action: Bernstein/Moticha, 6/0/0. Motion carried.

C. Consent Calendar.

Motion: Ratify the Consent Calendar for **July 18, 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 25, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Brian Miller**.

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

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

1. Mr. Jaime Limón reported back to the Board regarding a previous public comment inquiry regarding a detached pool cabana under construction at 20 Camino Verde. Staff presented a brief case history and additional photographic perspective information regarding the previously approved SFDB project.

Mr. James Patterson (adjacent neighbor) commented on the private view impacts, the lack of architectural integrity and incompatibility with the neighborhood. The Architect, Richard Redmond, was present to address these concerns. Since the cabana structure construction was almost completed. Mr. Limon suggested the Board make some landscape review suggestions to the Architect that may satisfy these visual impact concerns.

Board members were polled to determine if it was appropriate to make a request to provide plan screening that will grow and mature to a height not any higher than the height of the parapet, and if this would be an appropriate request to make at this time of the Applicant and Owners of 20 Camino Verde. The majority of the Board agreed it would improve the project and requested Mr. Redmond ask the Owners of the project to provide plant screening that will grow and mature to a height not any higher than the height of the parapet.

2. There were no other announcements made by Ms. Mamulski.
3. Specifically regarding Item 4, 626 Alston Road, but also in general, the Chair requested staff to request Building & Safety staff attend a subsequent Full Board meeting to confirm steps taken for adherence to the Board's conditions prior to issuance of a Building Permit.

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

**FINAL REVIEW****1. 210 MEIGS RD (LOT 2)****E-3/SD-3 Zone**

**(3:20)** Assessor's Parcel Number: 045-110-011  
Application Number: MST2015-00497  
Applicant: Bruce Blodorn  
Architect: Richard Thorne  
Owner: Lighthouse Builders, LLC

(Lot 2: Proposal for a new 2,244 square foot, two-story, single-family residence with a 460 square foot, attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 7,508 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 88% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 2 of a five-lot subdivision approved under MST2006-00476.)

**(Final Approval is requested. Project was last reviewed November 16, 2015.)**

Actual time: 3:37 p.m.

Present: Bruce Blodorn, Applicant.

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

**Motion: Final Approval with positive comments regarding the project's consistency and appearance; neighborhood compatibility in size, bulk, and scale; quality of architecture and materials; landscaping; and good follows neighbor guidelines.**

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

**FINAL REVIEW****2. 210 MEIGS RD (LOT 3)****E-3/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 045-110-011  
Application Number: MST2015-00499  
Applicant: Bruce Blodorn  
Architect: Richard Thorne  
Owner: Lighthouse Builders, LLC

(Lot 3: Proposal for a new 2,281 square foot, two-story, single-family residence with a 443 square foot, attached two-car garage. The project includes new landscaping, site walls, and 60 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,853 square feet on a newly created 8,157 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 89% of the required maximum floor-to-lot area ratio [FAR]. This project is Lot 3 of a five-lot subdivision approved under MST2006-00476.)

**(Final Approval is requested, Project was last reviewed November 16, 2015.)**

Actual time: 3:43 p.m.

Present: Bruce Blodorn, Applicant.

Public comment opened at 3:48 p.m. As no one wished to speak, public comment was closed.

**Motion:** Final Approval with positive comments regarding the project's consistency and appearance; neighborhood compatibility in size, bulk, and scale; quality of architecture and materials; landscaping; and follows good neighbor guidelines.

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

**\* THE BOARD BRIEFLY RECESSED AT 3:53 P.M., WAITING FOR THE APPLICANT, AND RECONVENED AT 3:57 P.M. \***

### **FINAL REVIEW**

#### **3. 120 MESA LN**

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

**(4:00)** 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 an 8,089 square foot lot is 85% of the maximum allowable floor-to-lot area ratio [FAR]. A Coastal Exclusion is required.)

**(Final Approval is requested. Project was last reviewed June 27, 2016.)**

Actual time: 3:57 p.m.

Board member Bernstein recused herself from review of this item, but reserved the option of commenting on this item as a member of the public.

Present: Robert Foley, Architect.

Public comment opened at 4:06 p.m. As no one wished to speak, public comment was closed.

**Motion:** Final Approval with positive comments:

- 1) The Board appreciates the changes that have been made by the Applicant and Owner.
- 2) The Board had positive comments regarding the project's consistency and appearance; neighborhood compatibility in size, bulk, and scale; quality of architecture and materials; landscaping; and follows good neighbor guidelines.

**Action:** Moticha/Miller, 5/0/0. Motion carried. (Bernstein stepped down).

**SFDB-CONCEPT REVIEW (CONT.)****4. 626 ALSTON RD****A-2 Zone**

**(4:20)** 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.)

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

Actual time: 4:10 p.m.

Present: Jose Luis Esparza, Architect; and Jack Kiesel, Landscape Architect.

Public comment opened at 4:24 p.m.

- 1) Pat Brodie, opposition; spoke of concerns regarding lack of availability of plans for prior review; tree landscaping species; and appropriate landscaping plant screenings.
- 2) Bobby Shand, opposition; spoke of concerns regarding landscape screening and requested solid fence.
- 3) Valerie Froscher (Architect for the Shands), opposition; spoke of concerns regarding respecting the view easement, grading changes on the natural terrain, and protection of the view corridor.

Emailed concerns from Bobby Shand were acknowledged.

Public comment closed at 4:30 p.m.

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

- 1) The Board appreciates the direction that the project is going.
- 2) The maximum amount of terracing should be at 5 feet; restudy the amount fill which the Board found excessive. Provide the amount of truck-fills that would be required for the proposed grading.
- 3) Reduce the amount of proposed paving and hardscape.
- 4) Provide more symmetry regarding the proposed architecture and centering.
- 5) Restudy the proposed porch pop-out which is awkward and should have better symmetry.
- 6) Provide chimney cap details.
- 7) Restudy the landscape plan which is too formal and should match the style of the house. Restudy landscaping runs below the terracing
- 8) Restudy the hedge plantings in the amount and thickness of the proposed plant screening.
- 9) Restudy the proposed fencing material.

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

The Chair requested staff to request Building & Safety staff to attend a subsequent Full Board meeting to confirm steps taken for adherence to the Board's conditions prior to issuance of a Building Permit.

**PROJECT DESIGN REVIEW****5. 11 VIA ALICIA****E-1 Zone**

**(5:00)** Assessor's Parcel Number: 015-311-003  
 Application Number: MST2013-00052  
 Owner: Peter Trent  
 Architect: Dawn Sherry

(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,423 square foot, single-family residence, with an attached two-car garage, located on a 15,681 square foot lot in the Hillside Design District. Alterations include converting 258 square feet of existing storage area to habitable addition, the demolition and replacement of existing decks with new, door and window alterations, and a new 10'x45' swimming pool and site walls. The proposal includes approximately 5 cubic yards of cut and 498 cubic yards of fill for the new pool. The pool has been reduced in size and relocated. The proposal results in a development total of 3,681 square feet and is 84% of the guideline floor-to-lot area ratio [FAR].)

**(Project Design Approval is requested. Project was last reviewed April 4, 2016.)**

Actual time: 5:14 p.m.

Present: Dawn Sherry, Architect.

Mr. Limón clarified his environmental impact findings on the hillside and grading of the proposed project.

Public comment opened at 5:19 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 and continued indefinitely to the Full Board with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance; neighborhood compatibility in size, bulk, and scale; quality of architecture and materials; does not remove any significant trees for landscaping; and follows good neighbor guidelines.
- 2) The Board made the Hillside Design District and Sloped Lot findings that the development, including the proposed structures and grading, is appropriate to the site, designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
- 3) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains.
- 4) The Board made the grading finding that the proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Woolery/Moticha, 4/2/0. Motion carried. (Sweeney/Bernstein opposed).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 2225 MOUNT CALVARY RD****A-1 Zone****(5:30)**

Assessor's Parcel Number: 021-040-037  
 Application Number: MST2016-00263  
 Owner: Fish and Barbara J. Salvatore, Trustees  
 Applicant: Jon Clark  
 Architect: Ray Twyford

(Proposal to construct a 1,150 square foot one-story single family dwelling with an attached 400 square foot garage and related site work including new landscape and hardscape improvements. Access will be provided off the existing private road. Also proposed is approximately 330 cubic yards of cut and fill on site. The proposed total of 1,150 square feet on a 1.5 acre lot is 30% of the guideline maximum floor-to-lot area ratio [FAR].)

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

Actual time: 5:37 p.m.

Present: Ray Twyford, Architect; and Jon and Susan Clark, Applicant/Owners.

Public comment opened at 5:44 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 with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance; neighborhood compatibility in size, bulk, and scale as a modest home; quality of architecture and materials; landscaping and hardscape; and follows good neighbor guidelines.

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

The ten-day appeal period was announced.

**\* THE BOARD BRIEFLY RECESSED AT 5:51 P.M., AND RECONVENED AT 6:01 P.M. \***

**REVIEW AFTER FINAL****7. 1303 FERRELO RD - LOT 28****E-1 Zone****(6:00)**

Assessor's Parcel Number: 029-271-028  
 Application Number: MST2005-00082  
 Owner: Kevin Goodwin  
 Designer: Goodwin Design

(This is a revised project under construction. The project requires a Public Works encroachment permit for an as-built 5-foot high fence with columns and spans approximately 152 lineal feet in the right-of-way. Project revisions include addition of design details, removal of windows, new side yard gate, eave detail changes, removal of awnings, additional lighting and decorative elements and a revised landscape plan with boulders. This project received SFDB Final Approval on January 2, 2007.)

**(Review After Final is requested for as-built fence with columns, additional design details, removal of windows, new side yard gate, design detail changes, additional lighting and a revised landscape plan. Project was last reviewed November 4, 2013.)**

Actual time: 6:01 p.m.

Mr. Limón clarified project details regarding the encroachment permit requirements or allowance into the right-of-way pertaining to the requested atypical as-built fence within the right-of-way.

Mr. Limón clarified that the Board is being asked to make recommendations to Public Works staff.

Present: Kevin Goodwin, Owner.

Public comment opened at 6:35 p.m.

- 1) A. Michael Marzolla, opposition; spoke of concerns regarding the project being out of scale and not compatible with the neighborhood, the boulder encroachment into the public space. Please ensure no impact to the view corridor.
- 2) John Bernard Reeside, spoke in support of the proposed project, and stated that the blind curve streets and lack of sidewalks have always been hazardous and are not pedestrian-friendly.
- 3) Derek Booth, opposition; spoke in opposition requesting a clear walkway; concerns that the tall fence will impact the view corridor; cost and impacts of access for construction of an additional walls; and impacts of a septic tank.
- 4) Rebecca Knecht; opposition; spoke of concerns regarding replacing the Public Works steps, and location of boulder near the blind curve by the fire hydrant which a traffic safety concern.
- 5) Carolyn Hornberger, opposition; spoke of safety concerns regarding the location of boulder near the blind curve encroaching into the right of way.
- 6) Rose Wills, opposition; spoke of pedestrian and traffic safety concerns regarding the location of boulder near the blind curve and encroaching into the right of way, with others blocking access to a pedestrian walkway and trail.
- 7) Rick Hubbard, spoke in support of the proposed project. He stated that the area has always had pedestrian and traffic blind curve areas and the proposed project has not changed that situation.
- 8) Gavin Moore, spoke in support of the proposed project. He stated that the steps, and lack of sidewalks, and blind curve streets have always been hazardous and are not pedestrian-friendly.

Emailed letters in opposition from Derek Booth and Stephanie Moret, and one email received in support from John Fante, were acknowledged.

Public comment closed at 6:54 p.m.

**Motion: Project Design Approval and Final 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 Public Works staff:**

- 1) The Board approves the request for changes in design details on the home itself.
- 2) Approves the removal of windows on the north, east, and west of the rotunda, as depicted on plan Sheets A3.0, A3.2, and A3.3.
- 3) Approves the removal of the awnings as depicted on plan Sheet A3.2.
- 4) Approves the eave details and changes at various points on the roof.
- 5) Approves the additional lighting changes with the condition they meet the dark sky requirements of the City Building Department.
- 6) Approves the revised elements of the landscape plan pertaining to the area around the house, as depicted on plan Sheet L1.1, to the south of the retaining wall and fence that is adjacent to Ferrelo Road.

**Recommendations made to the Public Works Department regarding the constructed fence and gate following Ferrelo Road:**

- 7) The Board is in agreement and recommends that the existing stone configuration that goes from the end of the constructed wrought iron fence and vertical columns to the wire-rail historic stone guard be retained in its aesthetic element as depicted in photograph titled "No. 1, July 25, 2016" as submitted by the Applicant.
- 8) Public Works staff to seek advice on how to allow that stone configuration to meet the edge of the historic or potentially historic stone guard rail to the south of the property.
- 9) The Board recommends the fence, columns, and gates as constructed between the westerly property lines to a point approximately 12 feet to the south of the proposed entry gate to remain as constructed. And if approved by Transportation and Public Works staff, the Board also recommends the operable gate be allowed to remain as depicted on plan Sheet F1.1.
- 10) The Board recommends that the boulder existing near the fire hydrant to west of the property line be allowed to remain.
- 11) Relocate all trash containers outside the setback areas of the home per City Ordinance requirements.
- 12) The Board recommends that the light fixtures located on top of the four vertical columns adjacent to the entry gate to the west of the driveway, including the light fixtures that are part of these four elements, be allowed to remain under the condition that the glass elements meet dark sky requirements of the City of Santa Barbara that may include obscure or opaque glass.
- 13) The Board recommends that the fence constructed from the southerly stone area approximately 12 feet from the driveway entry gate opening to the historic stone altar railing arrangement to the southeast of the property be reconstructed to meet the 42-inch height requirement (and/or as required by City Public Works Department), and to also include and incorporate the gate to the stone steps that enter the private property on the east side.
- 14) The Board recommends that no Bougainvillea ground plantings be allowed in the area around the 42-inch height constructed fence and gate.

Action: Bernstein/Moticha, 5/0/1. Motion carried. (Miller abstained).

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 7:30 P.M. \*\***