



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, April 21, 2014**      **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  
    JAIME PIERCE  
    DENISE WOOLERY  
    JIM ZIMMERMAN

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      BRUCE BARTLETT

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
    DAVID ENG, Planning Technician  
    AMBER FLEMMINGS, Commission Secretary

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**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 3:07 p.m. by Chair Sweeney.

#### **ATTENDANCE:**

Members present:                      Sweeney, Miller, Bernstein (3:28 p.m. to 5:30 p.m.), James, and Woolery.  
Members absent:                      Pierce and Zimmerman.  
Staff present:                              Eng, Limón, and Flemmings.

#### **GENERAL BUSINESS:**

A.      Public Comment:

No public comment.

B.      Approval of the minutes:

Motion:                      Approval of the minutes of the Single Family Design Board meeting of **April 7, 2014**, as submitted.

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

## C. Consent Minutes:

Motion: Ratify the Consent Minutes of **April 21, 2014**. The Consent Minutes were reviewed by Sweeney/Woolery.

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

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

a. Mr. Eng made the announcement that Board members Pierce and Zimmerman will be absent from the meeting, and Board member Bernstein will arrive late to the meeting.

## E. Subcommittee Reports.

No Subcommittee Reports.

**FINAL REVIEW****1. 2400 MOUNT CALVARY RD****A-1 Zone**

**(3:15)** Assessor's Parcel Number: 021-040-049  
Application Number: MST2012-00089  
Owner: Charles M. Blizz  
Agent: Brent Daniels

(Proposal to construct a 500 square foot, one-story modular, single-family residence and a 361 square foot, two-car carport located on a 4.5 acre lot in the Hillside Design District. The proposal includes approximately 120 cubic yards of site grading to be balanced on site. A separate (future) application will be proposed to replace the original house and detached accessory structure, which were destroyed in The Tea Fire.)

**(Final Approval Requested. Project last reviewed on March 10, 2014.)**

Actual time: 3:10 p.m.

Present: Hugh Brownly, Construction Manager; Brent Daniels, Agent; and Greg Mendonsa, Designer.

Public comment opened at 3:25 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval with comments:**

1) Ensure compliance with fire standards for structural roof detail No. 6 (awning roof connection).

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

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****2. 958 GARCIA RD****E-1 Zone**

**(3:35)** Assessor's Parcel Number: 029-261-013  
Application Number: MST2013-00308  
Owner: Schaeffer Family Trust U/T/D  
Designer: Al Winsor

(Revised proposal to construct a 32 square foot, first-floor addition to an existing 1,431 square foot, single-family residence with a detached 561 square foot, two-car garage, with half-bath and laundry room. The proposal also includes remodeling the existing residence, construction of a 364 square foot, detached accessory structure, new site paving, a new raised deck, new site and retaining walls, and the removal of storage and equipment structures. The proposed total of 2,392 square feet is located on a 17,234 square foot lot in the Hillside Design District. The revised proposal eliminates a previously proposed second-story addition above the garage and reorients the proposed detached accessory structure.)

**(Project Design Approval requested. Project last reviewed on March 24, 2014.)**

Actual time: 3:32 p.m.

Present: Al Winsor, Designer; and Tim Schaeffer, Owner.

Public comment opened at 3:40 p.m.

- 1) Judith Franks presented a letter and spoke in favor of the project's progress stating that the good neighbor guidelines were followed by agreeing to present the surrounding neighbors with story poles.
- 2) Kellam de Forest submitted a letter expressing his appreciation to the Board and the designers for following good neighbor guidelines.

Public comment closed at 3:42 p.m.

**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 with comments:**

- 1) Provide the location of the skylights and light fixtures on the plans.
- 2) Provide compliance with Tier 3 Storm Water Management Plan (SWMP) requirements prior to review for Final Approval.
- 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: James/Miller, 5/0/0. Motion carried. (Pierce / Zimmerman absent).

**\*\* BOARD RECESSED AT 3:54 P.M., AND RECOVERED AT 4:00 P.M. \*\***

**SFDB-CONCEPT REVIEW (CONT.)****3. 3002 SEA CLIFF****A-1/SD-3 Zone**

**(4:00)** Assessor's Parcel Number: 047-091-036  
Application Number: MST2013-00270  
Owner: William Bridge Jr. & Michele Profant Family Trust  
Designer: Jason Grant

(Proposal for a façade remodel, interior remodel and additions to an existing 2,007 square foot one-story, single-family residence, including a one-car garage located on a 3-acre parcel in the non-appealable jurisdiction of the Coastal Zone. The proposal includes 730 square feet of one-story additions, and conversion of 740 square feet of existing unfinished basement area into new floor area. The proposal includes one new uncovered parking space, and a total of 440 square feet of new decks, including a new roof deck with exterior stairs. The proposed total of 3,477 square feet is 57% of the guideline floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project last reviewed on July 29, 2013.)**

Actual time: 4:00 p.m.

Present: Jason Grant, Designer.

Public comment opened at 4:07 p.m.

- 1) Bill Spracher and Norma Young, neighbors in close proximity, submitted a letter in support of the project.
- 2) Mark and Cathy Zoradi, neighbors in close proximity, submitted a letter in support of the project.
- 3) Carol Fell, a neighbor in close proximity, submitted a letter in support of the project.
- 4) David and Connie Schott, neighbors in close proximity, submitted a letter in support of the project.
- 5) Gary MacDonald, a neighbor in close proximity, submitted a letter in support of the project.
- 6) Jana Young, a neighbor in close proximity, submitted a letter in support of the project.
- 7) Jim Blake, a neighbor in close proximity, submitted a letter in support of the project.

Public comment closed at 4:08 p.m.

**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) Provide a detailed landscape plan.
- 2) Provide additional details on the deck and garage doors.
- 3) Provide a color board.
- 4) Provide a roof sample.
- 5) Modify the door on the east elevation to match the door on the deck above.
- 6) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, proposed acceptable landscaping, and good neighbor guidelines.

Action: Bernstein/Woolery, 5/0/0. Motion carried. (Pierce / Zimmerman absent).

The ten-day appeal period was announced.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****4. 3635 CAMPANIL DR****A-1 Zone**

**(4:25)** Assessor's Parcel Number: 047-101-002  
Application Number: MST2014-00158  
Owner: Philip Palumbo & Loyce Clark  
Architect: Brett Ettinger

(Concept Review for a proposal to construct a 2,046 square foot, one-story addition, a 218 square foot garage space, and a 484 square foot square storage building to an existing 2,298 square foot, one story, single-family residence with an attached two-car garage. The project also includes a new swimming pool, terraces, decks, other flatwork, and 680 cubic yards of grading. The proposed total of 5,576 square feet on a 1.39 acre lot in the Hillside Design District is 108% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments only.)**

Actual time: 4:35 p.m.

Present: Brett Ettinger, Architect.

Public comment opened at 4:49 p.m.

- 1) Bob Swanson, from the Campanil Hills Homeowners Association, spoke in support, stating several neighbors have reviewed and approved the project's revised features.

Public comment closed at 4:52 p.m.

**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 Full Board with comments:**

- 1) Address outstanding zoning requirements.
- 2) Provide building sections at the terraced gardens and decks.
- 3) Provide samples of roofing materials.
- 4) Provide a landscape plan for water preservation.
- 5) Provide further details on light fixtures and windows.
- 6) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.

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

**RECONSIDERATION**

**5. 1302 DE LA GUERRA RD**

**E-2 Zone**

**(4:55)** Assessor's Parcel Number: 031-142-002  
Application Number: MST2014-00098  
Owner: Brett Warner

(Proposal to reroof a single-family residence in the Hillside Design District with a metal roof.)

**(Action may be taken if sufficient information is provided. Reconsideration of roof materials is requested. Project was previously reviewed on Consent Calendar on March 17, 2014.)**

Actual time: 5:06 p.m.

Present: Jeff King, Architect.

Public comment opened at 5:11 p.m. As no one wished to speak, public comment was closed.

**Motion: Deny the project design without prejudice.**

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

**CONSENT AGENDA (11:00 A.M.)**

Items on Consent Agenda were reviewed by Fred Sweeney and Denise Woolery.

**REVIEW AFTER FINAL****A. 931 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-013  
Application Number: MST2009-00279  
Owner: Lee and Barbara Nelson  
Architect: Greg Christman  
Architect: Philip Suding

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio.)

**(Request for Review After Final of unapproved revisions to residence, consisting of window and door changes, minor site improvements, new exterior colors, and omission of proposed design elements.)**

**Approval of Review After Final as submitted.**

**PROJECT DESIGN AND FINAL REVIEW****B. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013  
Application Number: MST2013-00243  
Owner: Patrick A. Thiele  
Architect: Steve Hausz

(Proposal for 87 square feet of one-story additions to an existing 2,533 square foot, two-story single family residence and detached 467 square foot, two-car garage. The proposal will connect the existing residence to the existing garage. The proposal also includes a re-roof with new two-piece clay tiles, a change to the roof form on the existing garage, door and window alterations, and the removal of a small area of paving to create a new landscaped area. The proposed total of 3,087 square feet on a 28,745 square foot lot in the Hillside Design District is 65% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

**(Project Design Approval and Final Approval Requested. Requires compliance with Staff Hearing Officer Resolution No. 045-13.)**

**Project Design Approval and Final Approval as submitted with the Finding that that Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.**

- 1) Approval is granted on the condition that details are to be provided for the wood spindle grilles on the west elevation and for proposed lighting flanking the garage door.

**NEW ITEM: PUBLIC HEARING****C. 1150 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-313-002  
Application Number: MST2014-00154  
Owner: Avo Semerdjian  
Architect: Gregory Jenkins

(Proposal for as-built freestanding pillars of 3-1/2 feet to 7-1/2 feet in height, a 4 foot, 10 inch tall ornamental iron pedestrian gate, an 18 inch tall garden wall, site lighting, and stone steps to an existing single family dwelling on a 22,345 square foot lot located in the Hillside Design District. This project addresses violations in enforcement case ENF2011-00950.)

**(Comments only; Requires Staff Hearing Officer review for requested zoning modifications.)**

**Continued indefinitely to Staff Hearing Officer with comments:**

- 1) The Board finds the requested modifications aesthetically appropriate.
- 2) Proposed light fixtures on the bollards flanking the pedestrian gate shall be approximately eight inches tall.

**NEW ITEM****D. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014  
Application Number: MST2014-00159  
Owner: Timothy Gozzano  
Designer: Chava Riley

(Proposal to permit "as-built" windows and make exterior alterations including replacing the two single bay garage doors with one double bay garage door, installing new rear doors, and replacing siding with stucco on an existing 1,352 square foot home. Also proposed is the removal of a spa and deck from the interior setback. This proposal will address violations identified in Zoning Information Report ZIR 2014-00105.)

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

**Continued indefinitely to Consent with comments:**

- 1) Retain siding on the dwelling, at least on the front elevation of the dwelling.
- 2) The proposed body colors are too dark and blend with the existing dark roofing. Reconsider a lighter paint color.
- 3) The Board recommends installing divided light windows on each elevation.
- 4) Incorporate all enforcement items on plans.

**\*\* MEETING ADJOURNED AT 5:30 P.M. \*\***