



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**Monday, November 30, 2015 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:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
DAVID ENG, 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 3:00 p.m.

### **ATTENDANCE:**

Members present: Sweeney, Miller, Moticha, Bernstein, and Woolery.  
Members absent: James and Pierce.  
Staff present: Limón (present until 3:45 p.m.), Eng 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:

Motion: Approval of the minutes of the Single Family Design Board meeting of **November 16, 2015**, as submitted.  
Action: Bernstein/Miller, 4/0/0. Motion carried. (Sweeney abstained, James/Pierce absent).

## C. Consent Calendar.

Motion: Ratify the Consent Calendar for **November 23, 2015**. The Consent Calendar was reviewed by **Lisa James and Brian Miller**.

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

Motion: Ratify the Consent Calendar for **November 30, 2015**. The Consent Calendar was reviewed by **Lisa James and Brian Miller**.

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

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

1. Mr. Eng announced the following changes to the agenda:

a) Consent Review Item B, 1522 Knoll Circle Drive was referred up to Full Board.

2. Mr. Eng made the following announcements:

a) Board members Lisa James and Jaime Pierce will be absent from today's meeting.

b) Mr. Limón made the announcement that the Planning Division will soon follow-up on their survey of Solar Photovoltaic System Installation and will be reviewing Design Awards for voluntary installations according to the Guidelines. Denise Woolery volunteered to be appointed to review the voluntary installations for conferring these Design Awards to lucky recipients.

c) Mr. Limón confirmed the new 2016 schedule will soon be ready for posting and distribution to the Board, with the first SFDB meeting of next year held on Jan. 11, 2016, and that the City Council appointments and re-appointments for Board positions will be announced next Tuesday, Dec. 8, 2015.

d) Board member Bernstein announced tonight's 6:30 – 8:30 p.m., Cliff Dr. and Loma Alta project meeting at the Holy Cross Hall on the Mesa. All interested parties are welcome to attend.

E. Subcommittee Reports: No subcommittee reports.

### **NEW CONSENT REVIEW ITEM - REFERRED TO FULL BOARD**

#### **B. 1522 KNOLL CIRCLE DR**

**E-1 Zone**

Assessor's Parcel Number: 015-142-002

Application Number: MST2015-00568

Owner: Regas Christou

Architect: Chris Cottrell

(Proposal for 10 cubic yards of cut and 245 cubic yards of fill grading for a pool in the rear yard of an existing single-family residence in the Hillside Design District. The project includes new site paving, landscaping, and associated pool equipment.)

**(Referred from Consent Review and Referred to Full Board. Action may be taken if sufficient information is provided.)**

Present: Chris Cottrell, Architect.

The Chair stated for the public record that the Board is mainly an architectural design and aesthetics Board for mass, bulk, and scale, the Neighborhood Preservation Ordinance, and neighborhood compatibility; therefore, *private* view concerns of the public are not within the Board's purview, and encouraged both the Applicant and neighbors to work together to achieve neighborhood compatibility. Mr. Limón clarified that the Board's purview does not allow SFDB purview regarding other previously exempt alterations already underway. However. Since the application for the roof extension is a revision and is still under review by the City. The Board can weigh in on the roof height extension revision along with the landscaping and grading design. City Council has not placed prohibition on new swimming pools.

Public comment opened at 3:30 p.m.

- 1) Travis Logue (Attorney for William and Christine Wilson), opposition; expressed concerns regarding obstruction of private views, and requested any alternatives to mitigate. He also requested the installation of story poles to help determine if any view obstruction would exist.

One email in opposition from Hattie Beresford, and one letter in opposition were submitted from William and Christine Wilson via Legal Attorney, Travis Logue were acknowledged.

Public comment closed at 3:33 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 with the comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, good neighbor guidelines, and public views.
- 2) The Board found the roof acceptable as proposed and compatible with the existing roof lines in the neighborhood and it is proposed lower than the existing roof height. The Board made the finding that the proposed roof should not have a significant impact on the adjacent neighbors or surrounding neighborhood.
- 3) The Board found acceptable the proposed landscape plan.
- 4) The Board found acceptable the proposed swimming pool and pool equipment.

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

The ten-day appeal period was announced.

Additional Board Comments: One Board member stated he found the proposed roof line was compatible with the existing roofline of the adjacent neighborhood; that the project would not significantly impact or obstruct views; that the proposed mass, bulk, and scale was acceptable; and that he could support the project. Another Board member concurred and stated that the Board might have had more concern if a higher roof line was proposed, but since he did not find a significant detrimental impact to views, he could also support the project.

**FINAL REVIEW****1. 516 SEA RANCH DR****A-1/SD-3 Zone**

**(3:10)** Assessor's Parcel Number: 047-021-016  
Application Number: MST2015-00265  
Owner: Wolf 2000 Trust  
Agent: James Macari

(Proposal to demolish 96 square feet and add 696 square feet to an existing one-story, 2,443 square foot, single-family residence with an attached 416 square foot, two-car garage. The project includes the addition of an attached 307 square foot one-car garage, construction of a detached, 400 square foot accessory building, enlargement of the driveway area, demolition of a 1,137 square foot deck, and construction of a new 1,529 square foot wood deck, of which 1,123 square feet will be covered. The proposed total of 4,166 square feet of development on a 1.5 acre parcel in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 79% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the portion of the parcel in the non-appealable jurisdiction of Coastal Zone.)

**(Final Approval is requested. The project was last reviewed on August 10, 2015.)**

Actual time: 3:45 p.m.

Present: James Macari, Agent.

Public comment opened at 3:33 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 with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, safety, and good neighbor guidelines.

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

The ten-day appeal period was announced.

**FINAL REVIEW****2. 121 W MOUNTAIN DR****A-1 Zone**

**(3:30)** Assessor's Parcel Number: 021-061-021  
 Application Number: MST2015-00172  
 Owner: El Escondite, LLC  
 Architect: Gina Gianetto  
 Engineer: Kevin Vandervort

(Proposal for a new, 1-story, 3,903 square foot single-family residence with a 234 square foot attached garage, and a new 2-story detached garage/accessory building with 520 square feet of garage floor area and 445 square feet of accessory floor area. A new swimming pool and pergola structure are also proposed. There will be 300 cubic yards of grading excavation under the building footprint and 300 cubic yards of grading excavation outside of the building footprint. This 5,102 square foot development on a 7.01 acre site in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Final Approval is requested. The project was last reviewed on July 13, 2015.)**

Actual time: 3:56 p.m.

Present: Gina Gianetto, Architect; and Chuck McClure, Landscape Architect.

Public comment opened at 4:09 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Consent Review with comments:**

- 1) The Board appreciates the efforts by the Applicant to incorporate the changes proposed by the Board.
- 2) Provide full set of drawings with details labeled, including window proportions.
- 3) The Board found the proposed color board acceptable within SFDB Guidelines and appropriate for the neighborhood.
- 4) Provide a final landscape plan, including the front area and details.
- 5) The Board had positive comments regarding the project's neighborhood compatibility and good neighbor guidelines.

Action: Bernstein/Woolery, 4/1/0. Motion carried. (Moticha opposed, James/Pierce absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****3. 216 VISTA DEL MAR DR****E-3/SD-3 Zone**

**(3:50)** 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 that includes a 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-applicable jurisdiction of the Coastal Zone is 82% of the required maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2015-00213.)

**(Comments Only.)**

Actual time: 4:22 p.m.

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

Public comment opened at 4:30 p.m. As no one wished to speak, public comment was closed.

A voice mail from Marjorie Young the adjacent neighbor across the street stated concerns regarding impacts of the proposed second story to her night time views, construction noise abatement, and requested good neighbor guideline communication with the applicant and owner about the proposed plans.

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

- 1) The Board appreciates the proposed style of architecture, the low plate heights, and the shallow roof slope.
- 2) Reduce the size of the proposed second floor deck to 15 feet from the property line, and provide singular access to the deck from the master bedroom. The Board does not support an exterior staircase to the deck.
- 3) The Board may support the proposed standing metal seam roof, but would like to review other material alternatives; provide photographs of locations.
- 4) Applicant to follow the good neighbor policy, especially with respect to window locations for adjacent neighbor privacy concerns.
- 5) Provide a site section showing a profile of adjacent homes.
- 6) Provide a north/south site section.

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

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

**4. 3416 MARINA DR**

**A-1/SD-3 Zone**

**(4:20)**

Assessor's Parcel Number: 047-081-001  
 Application Number: MST2015-00572  
 Owner: Kechejian-Schoolfield Rev Trust  
 Architect: Peter Becker

(Proposal for additions and alterations to an existing 2,787 square foot, two-story, single-family residence with an attached 478 square foot, two car garage, and a detached 1,349 square foot covered stable. The project includes the conversion of the existing 478 square foot garage into habitable space, a 295 square foot addition, a total of 750 square feet of attached garages, a porte-cochere, new covered porches, driveway alterations, and a motor court. The proposal also includes converting 465 square feet of the stables into a covered porch and altering the roof above it. The proposed total of 5,544 square feet of development on a 1.27 acre lot in both the appealable and non-appealable jurisdiction of the Coastal zone is 108% of the guideline maximum floor-to-lot area ratio (FAR). The proposed work will take place within areas of the lot in the non-appealable jurisdiction.)

**(Comments Only.)**

Actual time: 4:57 p.m.

Present: Peter Becker, Architect; and Jacob Niksto, Project Architect.

Public comment opened at 5:03 p.m.

- 1) Doug Fell (neighbor), spoke in support of the proposed project.

Emails in support from Sandy & Jon Schoolfield and Kitch & Eva Wilson were acknowledged.

Public comment closed at 5:08 p.m.

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

- 1) The Board found acceptable the 108% of the guideline maximum floor-to-lot area ratio (FAR) given the large size of the lot and the location by Hope Ranch.
- 2) The Board found the design and style of architecture generally acceptable; study lowering the roof pitch of the side elevation.
- 3) Restudy to revise the proportions and scale of the arch openings of the barn and horse stall areas and provide stronger arch openings.
- 4) Revise the scale and proportions of the proposed light fixtures.
- 5) Revise the scale and proportions of the proposed window shutters to be stronger, and provide similar stronger shutters on the addition.
- 6) Provide a landscape plan.

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

**PROJECT DESIGN REVIEW**

**5. 910 CAMINO VIEJO RD**

**A-2 Zone**

**(4:50)** Assessor's Parcel Number: 015-060-046  
 Application Number: MST2015-00332  
 Owner: Marshall & Turner  
 Architect: Cearnal Andrulaitis, LLP

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption (Projects Consistent with the General Plan). The project was last reviewed on July 27, 2015.)**

Actual time: 5:20 p.m.

Present: Brian Cearnal, Architect; Lovita Wibisono, Architect; and Courtney Jane Miller, Landscape Architect.

Public comment opened at 5:38 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to the Consent Review with comments:**

- 1) The Board finds acceptable the proposed design and architecture, and finds the project ready for Project Design Approval at Consent Review.
- 2) The Board encourages final design, landscaping, and installation of the boundary front fence along Camino Viejo Road at the earliest time frame.
- 3) Provide a landscape plan.

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

**\*\* MEETING ADJOURNED AT 6:00 P.M. \*\***