



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### JUNE 12, 2017

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Berni Bernstein  
Denise Champendal  
Lisa James  
Joseph Moticha

**CITY COUNCIL LIAISON:** Jason Dominguez  
**PLANNING COMMISSION LIAISON:** Addison Thompson

**STAFF:**  
Jaime Limón, Design Review Supervisor  
Katie Mamulski, Planning Technician  
Kathleen Goo, Commission Secretary

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### CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Miller (at 3:06 p.m.), Bernstein, Champendal, James, and Moticha  
Members absent: None  
Staff present: Limón, Mamulski, and Goo

### GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **Tuesday, May 30, 2017**, as submitted.  
Action: Champendal/Moticha, 4/0/1. (Champendal abstained. Miller absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **June 5, 2017**, as reviewed by Board Member Miller and Board Member Champendal.  
Action: James/Champendal, 5/0/1. (Miller abstained.) Motion carried.

Motion: Ratify the Consent Calendar of **June 12, 2017**, as reviewed by Board Member Miller and Board Member Champendal.

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

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

Ms. Mamulski announced the Board will conduct a group site visit tour at the conclusion of the meeting, and there will be an individual Board packet review prior to leaving.

E. Subcommittee Reports:

Chair Sweeney reported the final draft of the New Zoning Ordinance (NZO) is tentatively scheduled in September 2017, and includes issues about residential markets and the amount of parking time for downtown food trucks for events such as farmer's market, etc.

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

**1. 2110 RED ROSE WAY**

**E-3 Zone**

**(3:10)**

Assessor's Parcel Number: 041-251-016  
 Application Number: MST2017-00265  
 Owner: Megan Ross  
 Agent: Dwight Gregory

(Proposal to construct a new 195 square foot third-story addition with a 44 square foot deck and wrought iron railing to an existing 1,414 square foot two-story single family residence with a 400 square foot attached two-car garage. The proposed project also includes an interior remodel of approximately 32 square feet. The proposed total of 1,609 square feet on a 4,749 square foot lot located in the Hillside Design District is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 3:11 p.m.

Present: Dwight Gregory, Agent; and Megan Ross, Owner

Staff comments: Ms. Mamulski stated that staff is still in the process of reviewing the requested side yard, which may need a modification; therefore, staff requested only the Board's comments and *not* to take action yet on the proposed project.

Public comment opened at 3:16 p.m., and as no one wished to speak, it closed.

Public correspondence in support from an adjacent neighbor was submitted from the applicant.

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

1. The Board supported the third-floor addition and considered this support site-specific since the proposed third-floor addition does not block any adjacent neighboring views.

2. The Board supported the proposed front and side yard existing staircases and found them aesthetically acceptable. The front stair case was acceptable even though it is located within the front setback.

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

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

### **2. 507 SAN ONOFRE RD**

**E-3/SD-2 Zone**

**(3:40)**

Assessor's Parcel Number: 051-302-005  
 Application Number: MST2016-00403  
 Architect: Paul Zink  
 Owner: Shannon & Gaston

(This is a revised project description. Proposal for additions and alterations to an existing 1,631 square foot two-story single-family residence with an attached 310 square foot two-car garage. The proposed project includes demolishing the existing garage and constructing a new 445 square foot attached two-car garage with a 422 square foot second story addition above. Other site improvements include a main floor addition of 70 square feet, 165 square foot deck and stair addition and an increase in chimney height. The proposed total of 2,568 square feet on a 9,780 square foot lot is 71% of the maximum allowable floor-to-lot area ratio (FAR). The proposed project requires Staff Hearing Officer review for a modification to allow changes to the basic characteristics of a dwelling that is non-conforming to the front setback.)

**(Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request.)**

Actual time: 3:30 p.m.

Present: Paul Zink, Architect

Public comment opened at 3:34 p.m., and as no one wished to speak, it closed.

**Motion: Continued two weeks to the Full Board with comment that the Board would like the south side exterior staircase of the proposed addition to be removed or relocated.**

Action: Moticha/James, 3/3/0. (Sweeney, Champendal, and Bernstein opposed.) Motion failed.

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

1. The Board found acceptable the second-story and garage changes on the north elevation of plan Sheet A-1, and as depicted on the east elevation of plan Sheet A-3.
2. The Board found the proposed south side exterior staircase of the addition on plan Sheet A-2 not acceptable.

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

**\* MEETING ADJOURNED AT 3:55 P.M. \***