



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD MINUTES

**TUESDAY, January 5, 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  
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)**

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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.

### **ATTENDANCE:**

Members present: Sweeney, Miller, Moticha, Bernstein, James, and Woolery (present at 3:07 p.m.).  
Members absent: Pierce.  
Staff present: 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 of the Single Family Design Board meeting of **December 14, 2015**.

Motion: Approval of the minutes of the Single Family Design Board meeting of **December 14, 2015**, as submitted.

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

C. Consent Calendar.

**The December 21, 2015 SFDB Consent Review was cancelled.**

**The December 28, 2015 SFDB Consent Review and Full Board meetings were cancelled due to the City's holiday closure.**

Motion: Ratify the Consent Calendar for **January 4, 2016**. The Consent Calendar was reviewed by **Lisa James** and **Fred Sweeney**.

Action: James/Moticha, 6/0/0. Motion carried. (Pierce absent).

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

1. Mr. Eng announced the following announcements:

- a) The City Council reappointed Chair Sweeney and Board member James to the Single Family Design Board in December 2015.
- b) Board Elections will be postponed until the January 11, 2016 meeting.
- c) Board members Jaime Pierce will be absent from today's meeting.
- d) Agenda Item #3, 1302 San Miguel Ave, will have a revised project description read into the record.

E. Subcommittee Reports: There were no reports.

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

**1. 210 MEIGS RD (LOT 4)**

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

**(3:10)**

Assessor's Parcel Number: 045-110-011  
 Application Number: MST2015-00606  
 Owner: Lighthouse Builders, LLC  
 Applicant: Bruce Blodorn  
 Architect: Richard Thorne, Architect

[**Lot 4:** Proposal for a new 2,152 square foot, two-story, single-family residence with a 400 square foot, attached two-car garage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,552 square feet on a newly created 7,787 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 90% of the required maximum floor-to-lot area ratio (FAR). This project is **Lot 4** of a five-lot subdivision approved under MST2006-00476.]

**(Action may be taken if sufficient information is provided. Project must comply with Planning Commission Resolution No. 007-09.)**

Actual time: 3:06 p.m.

Present: Bruce Blodorn, Applicant; Richard Thorne, Architect; and Rich Ridgeway, Owner.

Public comment opened at 3:14 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the changes made by the applicant on the proposed project.
- 2) The Board appreciates the addition of a screen wall on the upper level deck to eliminate direct views to and from the adjacent school.
- 3) The design complies with Planning Commission Resolution No. 007-09.
- 4) The Board appreciates the reduction of the FAR.
- 5) The Board recommends an additional window to the north elevation of the second floor.
- 6) Provide a landscape plan.

Action: James/Moticha, 6/0/0. Motion carried. (Pierce absent).

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****2. 210 MEIGS RD (LOT 5)****E-3/SD-3 Zone****(3:30)**

Assessor's Parcel Number: 045-110-011  
 Application Number: MST2015-00607  
 Owner: Lighthouse Builders, LLC  
 Applicant: Bruce Blodorn  
 Architect: Richard Thorne, Architect

[**Lot 5:** Proposal for a new 2,281 square foot, two-story, single-family residence with a 525 square foot, attached two-car garage with storage. The project includes new landscaping, site walls, and 30 cubic yards of cut and fill grading, of which 20 cubic yards will be outside of the building footprint. The proposed total of 2,806 square feet on a newly created 11,334 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 73% of the required maximum floor-to-lot area ratio (FAR). This project is **Lot 5** of a five-lot subdivision approved under MST2006-00476.]

**(Project Design Approval is requested. Project must comply with Planning Commission Resolution No. 007-09.)**

Actual time: 3:24 p.m.

Present: Bruce Blodorn, Applicant; Richard Thorne, Architect; and Rich Ridgeway, Owner.

Public comment opened at 3:26 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 for *working drawings* with the comment:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and acceptable landscape plan.

Action: Bernstein/Moticha, 6/0/0. Motion carried. (Pierce absent).

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****3. 1302 SAN MIGUEL AVE****E-3/SD-3 Zone**

**(3:40)** Assessor's Parcel Number: 045-042-007  
Application Number: MST2015-00221  
Owner: Ethan Franklin  
Architect: Chris Manson-Hing

[Proposal for 239 square feet of additions to an existing 1,106 square foot single-family residence with a 206 square foot basement and 338 square foot attached two-car garage on a lower level. The project includes demolition of an existing front entry cover to be replaced with a new porch cover, a new wood deck at the front entry, new terraced planters, a remodeled deck and new railings above the garage, new doors and windows, and new shingles to match the existing asphalt shingle roof. The proposed total of 1,889 square feet of development on a 6,418 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 64% of the required maximum floor-to-lot area ratio. The FAR includes a 50% FAR credit (103 square feet) for basement square footage. The project includes Staff Hearing Officer review for alterations in the front setback. This project will address violations in Zoning Information Report ZIR2014-00470.]

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 067-15. Project was last reviewed on June 15, 2015.)**

Actual time: 3:35 p.m.

Present: Chris Manson-Hing, Architect, who noted several corrections to the outdated project description on the meeting agenda. The changes, including a net 239 square foot addition and a 64% FAR, are reflected in the corrected project description above.

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

**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 comments and conditions:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials which follows the good neighbor guidelines.
- 2) The Board finds the recent revisions comply with the Board's previous requests.
- 3) The Board appreciates the removal of the glass garage door from the proposal.
- 4) The Board finds the corrected 64% FAR acceptable.
- 5) Applicant to show the two bolt/screw corrections (Sheet A8.4, Detail 4) on the plans (to be reviewed by Staff).

Action: James/Woolery, 6/0/0. Motion carried. (Pierce absent).

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 4:07 P.M., AND RECOVERED AT 4:18 P.M. \***

**SFDB-CONCEPT REVIEW (CONTINUED)****4. 2941 VALENCIA DR****E-3 Zone****(4:25)**

Assessor's Parcel Number: 053-362-010  
Application Number: MST2015-00529  
Owner: Joy Bronson Smith, Revocable Living Trust  
Architect: Gregory Jenkins

[Proposal to construct a 27 square foot first-floor addition and a 640 square foot second-floor addition to an existing 1,107 square foot, one-story, single-family residence with a 304 square foot detached two-car garage. The project includes a new covered upper-level balcony and an interior remodel. The proposed total of 2,078 square feet on a 5,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR). This project will address violations identified in Zoning Information Report ZIR2012-00374.]

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on December 14, 2015.)**

Actual time: 4:18 p.m.

Present: Gregory Jenkins, Architect.

Public comment opened at 4:22 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, quality of architecture and materials, and good neighbor guidelines.
- 2) The Board appreciates the improvements made to the proposed size, bulk, and scale of the proposed project.
- 3) Study reducing the height of the chimney flue.
- 4) Provide a landscape plan for the front entry area.

Action: Miller/James, 6/0/0. Motion carried. (Pierce absent).

The ten-day appeal period was announced.

**\* THE BOARD RECESSED AT 4:39 P.M., AND RECOVERED AT 4:46 P.M. \***

**PROJECT DESIGN REVIEW****5. 1240 W MICHELTORENA ST****R-1 Zone**

**(4:50)** Assessor's Parcel Number: 041-101-010  
 Application Number: MST2014-00555  
 Applicant: Gelaré Macon  
 Owner: Katherine Hahn  
 Architect: Mark Travers

[Proposal for a new three-story, 2,011 square foot single-family dwelling on a 6,098 square foot vacant parcel with a 73% slope in the Hillside Design District. The ground level will be comprised of a 492 square foot two-car garage and 273 square feet of living area, the middle level will have 637 square feet, and the upper level will have 609 square feet. There will be 149 square feet of deck on the middle level. A new landscape plan is also proposed. The floor-to-lot-area ratio (FAR) is 74% of the required maximum FAR. The proposal includes Staff Hearing Officer review for a requested zoning modification for new construction in the front setback. An encroachment permit is required for construction in the public right of way.]

**(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 059-15. Project was last reviewed on January 26, 2015.)**

Actual time: 4:46 p.m.

Present: Gelaré Macon & Kim True, Applicants; Mark Travers, Architect; and Katherine Hahn, Owner.

Public comment opened at 5:00 p.m. As no one wished to speak, public comment was closed.

Emails of expressed concern and opposition from Fray Crease, and Jim & Jean Demro, neighbors, were acknowledged.

**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, and good neighbor guidelines.
- 1) Due to the existing site topography and site constraints, the Board finds the applicant made sufficient efforts with regards to grading and the design of the house to minimize impacts to the streetscape.
- 2) The size, bulk, and scale of the house is appropriate, based on an evaluation of the surrounding structures.
- 3) The Board does not have purview over street, transportation, and parking requirements; these are the purview of the City of Santa Barbara (staff).
- 4) The Board reiterates its support for the setback, open yard, and fence and wall height modifications granted under Staff Hearing Officer Resolution No. 059-15.
- 5) The Board finds acceptable and compatible the landscape changes on plan Sheet A4.0.
- 6) The Board finds acceptable the proposed mass, size, bulk, and scale, and wall height.
- 7) The Board finds the landscaping and the proposed vegetative screen wall appropriate for the site.
- 8) The Board's purview does not include any geotechnical considerations.

- 9) The Board is aware of and endorses the landscaping and oak tree protection requirements as outlined in the Staff Hearing Officer Resolution.

Action: Miller/Woolery, 6/0/0. Motion carried. (Pierce absent).

The ten-day appeal period was announced.

## **REVIEW AFTER FINAL**

### **6. 306 SHERMAN RD**

**A-1 Zone**

**(5:20)** Assessor's Parcel Number: 019-050-003  
 Application Number: MST2009-00414  
 Owner: Antar Dayal  
 Architect: Hector Magnus

[Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot, three-story single family residence plus a 555 square foot basement that is not included in the floor to lot area ratio (FAR), and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding the basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the FAR. The project received Final Approval by SFDB on April 12, 2010. The project is returning to the Staff Hearing Officer for additional setback encroachments involving a fountain wall element that exceeds 8 feet in height and exterior stairs within the required front setback. The design elements were part of the original approval granted by SFDB and have not changed; however, the project is returning to SFDB for comments only to the Staff Hearing Officer.]

**(Review After Final is requested to omit window louvers, omit a fence along the westerly property line, and for revisions to the landscape plan. Project was last reviewed on December 14, 2009.)**

Actual time: 5:17 p.m.

Present: Hector Magnus, Architect.

Public comment opened at 5:28 p.m.

- 1) Hazel Anderson (westerly adjacent neighbor - submitted letter and photos at meeting), opposition; requested the construction of a privacy screening wall, fence or landscaping to adhere to neighborhood compatibility and the good neighbor policy.
- 2) Janet Caminite (agent for project site owner); support; noted the expense of providing a privacy wall for screening, and that existing adjacent landscaping currently provides a sufficient privacy screen.

Public comment closed at 5:33 p.m.

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

- 1) The Board understands that the Applicant providing a privacy wall may pose significant geotechnical issues as well as cost. The Board does not support building this privacy wall.
- 2) Provide a landscape plan that addresses privacy concerns and does not depend on the existing oleander hedge planted on the westerly neighbor's property.
- 3) The Board supports elimination of the sheet metal boxes and pool
- 4) Provide a fully developed landscape plan showing the size and location of proposed plants in the areas of the front and side yards within 60 feet from the front lot line.

- 5) The Board finds the proposal for interior window screening acceptable if implemented with a landscape plan.
- 6) The Board recommends that the applicant and westerly neighbor follow Good Neighbor Guidelines to reach an amicable solution to project concerns.

Action: Miller/Moticha, 6/0/0. Motion carried. (Pierce absent).

**\*\* MEETING ADJOURNED AT 6:18 P.M. \*\***