



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### MARCH 18, 2019

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*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

#### CITY COUNCIL LIAISON:

Jason Dominguez

#### PLANNING COMMISSION LIAISON:

Addison Thompson

#### STAFF:

Irma Unzueta, Design Review Supervisor  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

---

### CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Miller, Ferrell, James, Moticha, Richards, and Ziegler  
Members absent: None  
Staff present: Unzueta (at 4:24 p.m.); Monson; Ternovskaya; John Doimas, Assistant City Attorney (at 3:49 p.m.); Matthew Ozyilmaz, Planning Technician (until 6:00 p.m.); and Krystal Vaughn, Senior Commission Secretary

### GENERAL BUSINESS

#### A. Public Comment:

No public comment.

#### B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **March 4, 2019**, as amended.

Action: Ferrell/Moticha, 7/0/0. Motion carried.

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 11, 2019**, as reviewed by Board Members Sweeney, Richards, and Ziegler.

Action: Sweeney/Ziegler, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **March 18, 2019**, as reviewed by Board Members Sweeney and James.

Action: Moticha/Ferrell, 7/0/0. Motion carried.

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

1. Ms. Monson announced that today is Ms. Ternovskaya's first meeting and asked that the Board state the name of motion makers and seconds for the record.

2. Chair Sweeney announced that the Board will provide comments on the written correspondence received regarding Item 3, 1224 Bel Air Drive, during that item.

## E. Subcommittee Reports:

No subcommittee reports.

**(3:20PM) CONCEPT REVIEW (NEW)****1. 3405 CLIFF DR**

Assessor's Parcel Number: 047-082-008

Zone: A-1/SD-3

Application Number: PLN2019-00086

Owner: Arusha Revocable Trust

Applicant: Heidi Jones

Architect: Blackbird Architects

(Proposal to demolish an existing one-story 1,725 square foot single-unit residence and 502 square foot garage located in the Hillside Design District to be replaced with a new one-story 2,761 square foot single-unit residence with a detached 779 square foot garage and a new detached 477 square foot accessory dwelling unit (ADU). Project includes construction of a new entry gate, trash enclosure, and motor court. Associated earthwork and landscaping is proposed as well as a sewer connection. The proposed total of 4,017 square feet on a 57,228 square foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR). Project includes a Modification to allow the total accessory building floor area to exceed 500 square feet and Front and Interior Setback Modifications for the location of the proposed garage, accessory dwelling unit, and trash enclosure. A Minor Zoning Exception is required to allow the proposed fence height of 7 feet to exceed the allowed 3.5 foot height within 10 feet of the front lot line. Project requires Planning Commission review for a Coastal Development Permit and associated zoning modifications.)

**First concept review. No final appealable action will be taken at this hearing. Project requires Planning Commission review for a Coastal Development Permit and associated zoning modifications.**

Actual time: 3:10 p.m.

Present: Susan Van Atta, Landscape Architect, Van Atta Associates; Ken Radtkey, Blackbird Architects; Heidi Jones, Applicant, Suzanne Elledge Planning and Permitting Services; David and Barbara Meline, Owners; and Robert Dostalek, Associate Planner, City of Santa Barbara

Staff comments: Robert Dostalek explained and pointed out the modifications that would be required for this project.

Public comment opened at 3:37 p.m.

Written correspondence from David Neubauer and Tom Dunlap was acknowledged.

Public comment closed at 3:39 p.m.

**Motion: Continue to the Planning Commission with comments:**

1. The Board finds the proposed “green roof” system acceptable.
2. The Board finds the “standing seam” metal roof appropriate and requests that the Applicant return with the seam dimensions.
3. Applicant to show the exterior lighting on the plans.
4. Applicant to show the landscaping between the bluff and bluff setback on the landscape plans.
5. The Board tentatively defines the project’s neighborhood as extending from Sea Ledge Lane.
6. The Board finds the proposed fence height acceptable and sends positive comments to continue to the Staff Hearing Officer.

Action: Ferrell/Ziegler, 7/0/0. Motion carried.

**(3:45PM) CONCEPT REVIEW (CONTINUED)**

**2. 122 LOS ALAMOS AVE**

Assessor's Parcel Number: 045-195-025  
Zone: E-3/SD-3  
Application Number: PLN2019-00069  
Owner: Marjorie M. Saunders  
Applicant: Dawn Sherry

(Proposal for a 993 square foot second floor addition and alterations to an existing 1,901 square foot, one-story single-unit residence with an attached 385 square foot garage. Project includes a new 541 square foot covered rear deck, replacement of doors and windows, a new balcony with wrought iron railing, and a new outdoor fireplace. The proposed total of 3,279 square feet on an 8,368 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 100% of the maximum allowed floor-to-lot area ratio (FAR).)

**Second concept review. No final appealable action will be taken at this hearing. Neighborhood Preservation Findings are required.**

Actual time: 4:14 p.m.

Present: Dawn Sherry, Architect, Sherry & Associates Architects Inc.; and Marjorie M. Saunders, Owner

Public comment opened at 4:26 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The reduction of the FAR (Floor to Lot Area Ratio) from 100% to 96% is acceptable.
2. The Board appreciates the reduction of the second story plate height to 7'-6".
3. The elevated windows adequately address privacy concerns for the neighbors.
4. The use of the two gables on the roof makes the architecture cohesive.
5. The Board appreciates that a section through the second floor was provided.
6. The Board appreciates that a 20 Closest Lots Study was provided.
7. The Board determined that the acceptability of the FAR is unique to the site and the relationship to the surrounding neighbors, given the positioning of the second floor to the back of the lot, and the decision to limit privacy issues to windows in relation to the southern property line.
8. The Board believes the project to be ready for Project Design Approval.

Action: James/Ziegler, 7/0/0. Motion Carried.

**(4:10PM) CONCEPT REVIEW (CONTINUED)**

**3. 1224 BEL AIR DR**

Assessor's Parcel Number: 043-280-028  
Zone: RS-15  
Application Number: PLN2019-00066  
Owner: Kozaki Family Trust  
Applicant: Jose Sanchez  
Architect: Dan Weber

(Proposal for a 565 square foot addition at the first floor of an existing 2,812 square foot two-story single-unit residence with an attached 508 square foot garage. Project includes expanding an existing 107 square foot second floor balcony to 756 square feet; replacement of doors and windows; removal of an existing brick façade on the south elevation to be replaced with board and batten siding; a new roof; and new decks, patios and landscaping. The proposed total of 3,825 square feet on a 16,988 square foot lot in the Hillside Design District is 87% of the maximum guideline floor-to-lot area ratio (FAR).)

**Second concept review. No final appealable action will be taken at this hearing. Neighborhood Preservation, Hillside, and Sloped Lot Findings are required.**

Actual time: 4:35 p.m.

Present: Dan Weber, Architect, Anacapa Architecture; and Lila Boyce, Designer, Anacapa Architecture

Public comment opened at 4:59 p.m.

The following individuals spoke:

1. Bryan Murphy, opposed.

Public comment closed at 5:03 p.m.

**Motion: Continue indefinitely with comments:**

1. The Board has positive comments and believes the project to be ready for Project Design Approval.
2. The elevations as presented on sheet A-301 are within a design language that is appropriate for the preferred style of the home.
3. The south elevation is now rendered with the existing brick façade to be retained and additional architectural elements added and is appropriate to the fabric of the streetscape along Bel Air Drive.
4. The Board defines the neighborhood as residences along Bel Air Drive between Manitou Road and Portesuello Avenue.
5. The spiral staircase on sheet A-301 is appropriate.
6. The additional square footage of the proposed deck along the east property line is acceptable. The board recognizes that the deck does not meet the intent of the 15'-0" preferred setback from the interior property line as described in the Single Family Design Guidelines; however, the Board has determined that it is acceptable in this specific case, given the location of the deck, its relationship to adjoining properties on both the east and west side, and the fact that there is no northerly neighbor within 200 feet the deck..
7. Provide a design solution for the proposed landscape planter area on the deck, as indicated on the sheet A-102, and include details such as maintenance of the planter and drainage.
8. Study the rendering of the vertical deck railing elements and how they integrate with the planter; consider implementing some of the Colonial-style railing systems that were shown in the images presented by the applicant.
9. Study providing evergreen trees in lieu of the existing deciduous trees on the westerly property line, adjacent to the backyard deck as indicated on sheet A-102, so as to provide more screening and mitigate any privacy concerns for the property at the west.
10. The Board accepts the general color palette as presented in the renderings on sheet A301 and looks forward to the submission of a color board with specifics.
11. The Board recognizes that the applicant has withdrawn any further landscaping to the backyard, but indicate that staff has advised any future landscaping plan will be reviewed at minimum by staff or the Single Family Design Review Board; and the same condition would occur for the front yard.
12. Since there appears to be no major grading on the site, the Board should be able to make the appropriate findings needed for the Slope Lot Findings that are required at the time of Project Design Approval.
13. Applicant to provide the square footage of the usable portion of the deck as well as the square footage of the proposed planter area as indicated on the north elevation on sheet A-301 and sheet A-102.

Action: Sweeney/Ferrell, 5/2/0. (Ziegler and Miller opposed.) Motion carried.

**(4:35PM) CONCEPT REVIEW (CONTINUED)****4. 130 LOS ALAMOS AVE**

Assessor's Parcel Number: 045-195-001  
Zone: E-3/SD-3  
Application Number: PLN2019-00030  
Owner: Bryce Rosenthal  
Designer: Matt Hepner

(Proposal to demolish 378 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,535 square foot ground floor, a 491 square foot second floor, a 424 square foot basement, and a 431 square foot attached two-car garage. The project also includes an exterior spiral staircase and roof deck above the second story. The proposed total of 2,881 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR) on a 6,970 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum allowed FAR. Staff Hearing Officer review is requested for Zoning Modifications to allow additions and alterations within the interior setback and to allow the open yard to be less than the required 1,250 square feet.)

**Second concept review. No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow additions and alterations within the interior setback and to allow the open yard to be less than the required 1,250 square feet. Neighborhood Preservation Ordinance findings are required.**

Actual time: 5:48 p.m.

Present: Matt Hepner, Designer; and Bryce Rosenthal, Owner

Public comment opened at 6:06 p.m.

A list of neighborhood signatures in support of the project, submitted by the applicant, was acknowledged.

Public comment closed at 6:07 p.m.

**Motion: Continue indefinitely with comments:**

1. Revisit the minutes and implement the comments made from the previous meeting.
2. Study the modern design with sensitivity to the surrounding neighborhood compatibility.
3. The Board cannot support the 3rd story rooftop deck.
4. Study simplifying the style of the architecture.
5. The Board cannot make any determination on the requested open yard modification until the applicant restudies the style of the house and the proposed landscaping.
6. Study and provide a more detailed landscape plan.
7. Provide a site section through the east property line in relationship to the easterly single-story house.
8. Provide a site section showing where rooftop equipment may be mounted so that the Board can better understand the relationship of parapet heights and where possible future installation of solar equipment may be mounted.

Action: Miller/Moticha, 7/0/0. Motion carried.

**\* MEETING ADJOURNED AT 6:40 P.M. \***