



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

#### APRIL 29, 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

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### CALL TO ORDER

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

### ATTENDANCE

Members present: Sweeney, Miller (until 6:00 p.m.), Ferrell (absent 3:50 – 4:30 p.m.), James, Moticha, Richards, and Ziegler

Members absent: None

Staff present: Monson, Ternovskaya, and Matthew Ozyilmaz, Planning Technician

### GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **April 15, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 22, 2019**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **April 29, 2019**, as reviewed by Board Members Miller and Richards.

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

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

1. Ms. Monson announced that Item 6, 1211 Del Mar Avenue, was postponed two weeks to the next Full Board meeting at the applicant's request.
2. Board Member Miller announced he will be leaving the meeting at 5:15 p.m.
3. Board Member Ferrell announced she will be stepping down from reviewing Item 3, 84 La Vista Grande, due to the project's proximity to her residence.
4. Mr. Ozyilmaz announced that this will be his last Single Family Design Board meeting and that Ms. Monson will be the staff contact for future meetings and inquiries.
5. Board Member Sweeney announced that he has met with other Board Chairs and members of the Planning Division to discuss the upcoming Board training.

E. Subcommittee Reports:

No subcommittee reports.

### **(3:20PM) CONTINUED ITEM: CONCEPT REVIEW**

**1. 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 an 854 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 3,140 square feet on an 8,368 square foot lot in the non-appealable jurisdiction of the Coastal Zone is 96% of the maximum allowed floor-to-lot area ratio (FAR).)

**Third concept review. No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow construction of a second story on the existing legally nonconforming building.**

Actual time: 3:08 p.m.

Present: Paul Sicat, Sherry and Associates Architects Inc.; and Dawn Sherry, Applicant, Sherry and Associates Architects Inc.

Public comment opened at 3:12 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:**

1. The Board appreciates the effort the applicant has made to make the project aesthetically and functionally appealing by bringing the second-floor plate heights down to 7'6" and reducing the bulk.
2. The west elevation is now in balance.
3. The reduction of the FAR from over 100% down to 96% is acceptable for this particular project.
4. The 20 Closest Homes Study is appreciated.
5. The raising of window-sill heights to mitigate privacy concerns with the neighbor is a positive improvement.
6. The addition of the gables to the roof is a positive improvement for the project.

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

**\* THE BOARD RECESSED FROM 3:17 TO 3:21 P.M. \***

### **(3:35PM) PROJECT DESIGN APPROVAL**

**2. 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; and a new roof. 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).)

**Project Design Approval is requested. Compliance with Tier 3 Storm Water Management Program is required prior to Final Approval. Project was last reviewed on March 18, 2019.**

Actual time: 3:21 p.m.

Present: Dan Weber, Architect, Anacapa Architecture; and Jose Sanchez, Applicant

Staff comments: Ms. Monson stated that Staff is recommending conditions of approval related to the tree protection and tree maintenance portion of the project.

Public comment opened at 3:32 p.m., and as no one wished to speak, it closed.

**Motion: Continue one week to Consent with comments:**

1. The Board made 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 following comments:
  - a. The consistency and appearance of the proposed development is consistent with the scenic character of the City and enhance the appearance of the neighborhood.
  - b. The compatibility of the proposed development is compatible with the neighborhood in its size, bulk, and scale and is appropriate to the site and neighborhood.
  - c. The quality of architecture and material proposed for the building structures are designed with quality architectural detail. The proposed materials and colors are appropriate to the neighborhood as well.
  - d. Based on the California Environmental Quality Act, the Owner shall comply with the proposed landscaping approved by the Single Family Design Board (SFDB):
    - i. Trees not indicated for removal on the site plan shall be preserved, protected, and maintained.
    - ii. Prior to the issuance of building permits for the project, the owner shall submit procedures for review and approval by the Planning Division for establishing growth and monitoring success of proposed replacement trees, which may include drip irrigation until the proposed replacement trees are established.
    - iii. Trees shall be replaced 1:1 and maintained. If the loss of any of the proposed trees occurs, the owner shall replace each loss with a new tree of similar species.
  - e. The project complies with the Good Neighbor Guidelines.
2. The Board carried forward the following comments from the March 18, 2019 meeting minutes:
  - a. The Board defines the neighborhood as residences along Bel Air Drive between Manitou Road and Portesuello Avenue.
  - b. 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.
  - c. 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, which are required at the time of Project Design Approval.

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

**(4:00PM) NEW ITEM: CONCEPT REVIEW****3. 84 LA VISTA GRANDE**

Assessor's Parcel Number: 015-083-012  
Zone: RS-15  
Application Number: PLN2019-00096  
Owner: Noel Living Trust  
Applicant: Winsor Design

(Proposal for 746 square feet of additions to an existing, one-story, 2,745 square foot, single-unit residence with a 368 square foot attached carport, 143 square foot attached storage area, and 232 square foot basement. The project is proposing to convert the existing carport and storage area to a 422 square foot attached, two-car garage. Project includes landscape and hardscape improvements, new wood trellis, and new sheathing on roof. The proposed total of 4,145 square feet of development on a 14,375 square foot lot in the Hillside Design District is 97% of the guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Ferrell recused herself from hearing this item due to the project's proximity to her residence.

Actual time: 3:50 p.m.

Present: Al Winsor, Designer, Winsor Design; and Lila Noel, Owner

Public comment opened at 4:06 p.m., and as no one wished to speak, it closed.

**Motion: Continue two weeks with comments:**

1. Detail, and possibly study, the relationship of the proposed front door to the existing fenestration on the front elevation and ways to make them more harmonious.
2. The cleaning up of the roof ridges is a positive improvement.
3. The Board may accept the garage door, but would like to see a different garage door style studied.

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

**(4:30PM) NEW ITEM: CONCEPT REVIEW**

- 4. 1142 HARBOR HILLS DR**  
Assessor's Parcel Number: 035-313-003  
Zone: RS-15  
Application Number: PLN2019-00148  
Owner: Nancy Ann Jenkins  
Applicant: Tom Ochsner

(Proposal for a 504 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence. The proposed project includes a new detached 400 square foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square feet on a 22,718 square foot lot in the Hillside Design District is 90% of the maximum guideline floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing.**

Actual time: 4:30 p.m.

Present: Tom Ochsner, Applicant; and Tim Connor, Potential Buyer

**\* The Board recessed from 4:48 to 4:53 p.m. in order to review written correspondence. \***

Public comment opened at 4:53 p.m.

The following individuals spoke:

1. Gary Semerdjian, opposed.
2. Steven Brent Sechrist, opposed.
3. James F. Scafide, on behalf of Robert Rudy.
4. Avo Semerdjian, opposed.
5. Gregory Jenkins

Written correspondence from Gary Semerdjian was acknowledged.

Public comment closed at 5:03 p.m.

**Motion: Continue two weeks with comments:**

1. Study the rooflines around the northwest elevation and show the exact heights.
2. Provide a better description of the proposed roof cover.
3. Provide a sample of the proposed Tesla roof shingles.
4. Provide an accurate drawing of the roof with the wide panels.
5. The location and scale of the accessory building structure is acceptable because it is pushed back into the hill.
6. The 90% FAR is acceptable.

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

**(5:00PM) NEW ITEM: CONCEPT REVIEW**

**5. 1126 HARBOR HILLS DR**  
Assessor's Parcel Number: 035-313-004  
Zone: RS-15  
Application Number: PLN2019-00151  
Owner: Mark Ashley  
Applicant: Natalie Ochsner

(Proposal for a 242 square foot addition to an existing 3,077 square foot existing single-unit residence with an attached 751 square foot three-car garage. The proposed project includes converting the existing garage to a 556 square foot two-car garage, a new covered patio area, and a new outdoor kitchen. The proposed total of 4,070 square feet on a 43,428 square foot lot in the Hillside Design District is 82% of the maximum guideline floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing.**

Actual time: 5:35 p.m.

Present: Tom Ochsner, Applicant; and Chris Guillen, Landscape Architect, Common Ground

Public comment opened at 5:47 p.m.

The following individuals spoke:

1. James F. Scafide, on behalf of Robert Rudy.

Public comment closed at 5:48 p.m.

**Motion: Continue two weeks with comments:**

1. Provide site sections that incorporate the landscape elements, particularly facing the street.
2. Show the entry gate and wall.
3. Show the proposed fencing materials.
4. Show the proposed driveway and motor court materials.
5. Provide the conceptual landscape lighting plan.
6. Show what the shed will look like, including its height and size.
7. Show proposed canopy trees, their height, and how tall they will grow.

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

**(5:30PM) CONTINUED ITEM: CONCEPT REVIEW**

- 6. 1211 DEL MAR AVE**  
Assessor's Parcel Number: 045-213-003  
Zone: E-3/SD-3  
Application Number: PLN2018-00679  
Owner: Timothy Gorham  
Applicant: Kas Seefeld

(Proposal for an addition and remodel of an existing 1,433 square foot, one-story, single-residential unit with an attached 263 square foot one-car garage. The project involves a 137 square foot addition to the ground floor, a new 514 square foot second story, and a new 379 square foot attached garage that is 116 square feet larger to accommodate two-cars. The project also includes a new driveway and new wider curb cut, all new doors and windows, a new rear yard patio, and new landscaping. The proposed total of 2,463 square feet of development on a 6,534 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR).)

**Second concept review. No final appealable action will be taken at this hearing. Project was last reviewed on January 22, 2019.**

**Item postponed two weeks at the applicant's request.**

**\* THE BOARD RECESSED FROM 6:01 P.M. TO 6:07 P.M. \***

**(6:00PM) CONTINUED ITEM: CONCEPT REVIEW**

- 7. 130 LOS ALAMOS AVE**  
Assessor's Parcel Number: 045-195-001  
Zone: E-3/SD-3  
Application Number: PLN2019-00030  
Applicant: Bryce Rosenthal, Owner  
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 1,536 square foot ground floor, a 487 square foot second floor, a 437 square foot basement, 48 square feet of accessory space, and a 387 square foot attached two-car garage. The proposed total of 2,458 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.)

**Third concept review. No final appealable action will be taken at this hearing. Staff Hearing Officer review is requested for a Zoning Modification to allow the open yard to be less than the required 1,250 square feet. Project was last reviewed on March 18, 2019.**

Actual time: 6:07 p.m.

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



Public comment opened at 6:27 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:**

1. The reduction of the FAR and the 30% reduction in total deck square footage is acceptable.
2. The more aesthetically appealing fenestration applied around the house is an improvement.
3. The reduction in the roof height is appreciated.
4. The modification of the garage man door on the south elevation is aesthetically appropriate.
5. The modification for the reduced open yard space is appropriate.
6. A second floor modification would be aesthetically acceptable.
7. The parapet roofs are acceptable.
8. A contained equisetum would be acceptable.
9. Check with the City arborist for recommendations on street tree planting.
10. Provide a developed landscape plan.
11. If the garage door element on the south elevation is aesthetically appropriate, check that there will be no privacy issues with the south property.
12. Regarding the modification for the 2<sup>nd</sup> floor, the location of the 2<sup>nd</sup> story windows from the master bedroom have been reviewed, and they are located so that they do not present major privacy issues to the property to the east.
13. Applicant to consider additional treatment to the easterly property line fence.
14. Study the horizontal element of the garage elevation as presented on the west elevation.

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

**\* MEETING ADJOURNED AT 6:57 P.M. \***