



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### MAY 13, 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 3:00 p.m. by Chair Sweeney.

#### ATTENDANCE

Members present: Sweeney, Miller (until 4:54 p.m.), Ferrell (until 6:12 p.m.), James, Moticha, Richards, and Ziegler  
Members absent: None  
Staff present: Monson and Ternovskaya

#### 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 29, 2019**, as submitted.  
Action: Miller/Moticha, 7/0/0. Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 6, 2019**, as reviewed by Board Members Miller and Richards.  
Action: James/Ziegler, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **May 13, 2019**, as reviewed by Board Members Miller and Richards.

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

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

1. Ms. Monson announced that Kathleen Kennedy, Project Planner, will be present for Item 1, 1122 Bel Air Drive.
2. Board member Ferrell announced that she will be recusing herself from review of Item 5, 84 La Vista Grande to avoid any actual or perceived conflicts of interest because she resides in the same neighborhood.
3. Board Member Miller announced that he would be leaving the meeting after Item 1, 1122 Bel Air Drive.

E. Subcommittee Reports:

No subcommittee reports.

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

1. **1122 BEL AIR DR**  
Assessor's Parcel Number: 043-270-008  
Zone: RS-6  
Application Number: PLN2016-00373  
Applicant: Kipp Young, Owner

(Proposal for a subdivision of one 29,841.9 square foot (0.68 acre) lot in the Hillside Design District with an average slope of 23% into two lots. Proposed Parcel 1 would be 12,424.3 square feet and have an average slope of 25%. Proposed Parcel 2 would be 17,417.6 square feet and have an average slope of 22%. Parcel 1 would have access from Bel Air Drive and would have 83 feet of public street frontage. Parcel 2 requires a Street Frontage Modification to allow less than the required amount of street frontage. The existing 3,491 square foot residence would be located on Parcel 2 and would continue to have access from Bel Air Drive. The project requires Planning Commission approval for the Street Frontage Modification and Tentative Subdivision Map. Conceptual review by the Single Family Design Board is required for the conceptual grading plan for the subdivision. No development is currently proposed for Parcel 1.)

**No final appealable action will be taken at this hearing. Project requires Planning Commission review for a Zoning Modification. Neighborhood Preservation, Grading, Hillside Design, and Sloped Lot findings are required.**

Actual time: 3:09 p.m.

Present: Kip Young, Applicant; and Kathleen Kennedy, Project Planner, City of Santa Barbara

Staff comments: Ms. Kennedy explained that the project will require Planning Commission approval for the Street Frontage Modification and Tentative Subdivision Map. She asked that the Board provide comments on the conceptual grading of the project and the overall suitability of the proposed Parcel 1 for a single family home.

Public comment opened at 3:26 p.m.

The following individuals spoke:

1. Patricia Dieli
2. Robert Crippen, opposed. Kathryn Crippen ceded time to Mr. Crippen.
3. John Doordan, opposed.
4. Steve Crosby, opposed. Dolores Cheek ceded time to Mr. Crosby.
5. Waltraud Crosby
6. Simon Knight, opposed.
7. Kristine Pilkington, opposed.
8. Greg Russo, opposed.
9. Susan Bianco Aberle, opposed.
10. Carol Huber, opposed.

Written correspondence from Dolores Cheek, Groger Hicks on behalf of Carol Huber, Steve and Waltraud Crosby, Christiane Schlumberger, Carrie West, Robert Crippen, and Douglas Pilkington were acknowledged.

Public comment closed at 3:53 p.m.

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

1. The Board is not sufficiently satisfied that the proposed lot's shape can be determined to be compatible with the general outlay of the neighborhood, which was developed and defined around 1978.
2. The lot configuration, particularly at the south-west corner of Parcel 2 (as depicted on Sheet C1), is not sufficiently and geometrically laid out in such a way that it will not present future conflicts for either proposed Parcel 1 or Parcel 2, with relationship to deck locations that may be associated either with the existing house or a future house on Parcel 1.
3. The Board is not satisfied that the footprint for a future residential structure on Parcel 1 is sufficiently defined, so that the proposed structure and the relationship to the existing structure on Parcel 2 would be sufficiently separated by an appropriate distance. The current distance of 15 feet, as depicted on Sheet C1, may not be sufficient to address the scale issue between the two homes.
4. Applicant to provide sufficient information in a delineated fashion to better understand the proposed drainage solutions, particularly as it may determine the tier of Storm Water Management for the site.
5. There are concerns about the existing tree planting and foliage on the site. Show which species will be retained or removed in order to make the site a buildable parcel.
6. Show where the required open yard area of 1,250 square feet as defined by the Zoning code would be placed on the site, in relationship to any future buildable structures.

7. If and when the project returns to the SFDB, provide longitudinal and horizontal site sections that travel from the properties immediately west of Bel Air Drive, and those to the east on Nirvana Road, so that the Board and community can clearly understand the bulk and scale of any future proposed structures and how they relate to neighborly structures and the existing home on proposed Parcel 2.

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

#### **(4:00PM) NEW ITEM: CONCEPT REVIEW**

2. **635 CASTILLO ST**  
Assessor's Parcel Number: 037-111-006  
Zone: R-MH  
Application Number: PLN2019-00131  
Owner: John D. & Edith J. Kay Family Trust  
Applicant: Lori Kari

(Proposal for a 34 square foot addition to an existing 768 square foot, one-story, single-unit residence. The proposal includes a wood framed trash enclosure, replacement of doors and windows, and additional site improvements. The proposed project will address violations identified in Enforcement Case ENF2018-00962. The proposed total of 802 square feet on a 3,133 square foot lot is 37% of the guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires review by the Staff Hearing Officer for approval of a Zoning Modification to allow a residential addition to encroach into the interior setback. Approval of a Minor Zoning Exception is required for a trash enclosure located in the front yard setback. Neighborhood Preservation Findings are required.**

Actual time: 4:54 p.m.

Present: James Bough, Architect

Public comment opened at 4:59 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 34 square foot addition is aesthetically appropriate.
  2. A Minor Zoning Exception for the trash enclosure is appropriate.
  3. Applicant to return with the type of window replacements and door replacements.
  4. Provide a landscape plan.
  5. The Board generally defines the neighborhood as the area bounded by Carrillo Street, De La Vina Street, and the 101 Highway.
  6. The appropriateness of the small 34 square foot addition is germane to the general uses found in this neighborhood.

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

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

- 3. 502 LA MARINA DR**  
Assessor's Parcel Number: 035-212-004  
Zone: RS-7.5  
Application Number: PLN2019-00171  
Owner: Christopher Miller  
Applicant: Shaun Lynch

(Proposal for a 659 square foot first floor addition, a 539 square foot second floor addition, and reconstruction of the 400 square foot two-car garage. Project also includes relocating the main entry, new landscape, and site work in the rear yard. The proposed total of 2,953 square feet on a 12,202 square foot lot is 74% of the maximum required floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Neighborhood Preservation and Hillside Design District Findings required.**

Actual time: 5:09 p.m.

Present: Shaun Lynch, Applicant, Evoke Architecture and Design

Public comment opened at 5:20 p.m., and as no one wished to speak, it closed.

- Motion: Continue indefinitely with comments:**
1. Study the vertical and horizontal siding.
  2. Study the entryway to balance it in a way that is suited for the architecture for the house.
  3. Study the window materials, their placements, and the sizes of the windows, especially the size of the stairwell window.
  4. Provide outdoor lighting, color schemes, and a landscape plan.
  5. The Board generally defines the neighborhood as the area of La Marina Drive, Vista De La Playa Lane, and Cliff Drive.

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

**(5:00PM) CONTINUED ITEM: CONCEPT REVIEW****4. 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. Neighborhood Preservation Findings required. Project was last reviewed on January 22, 2019.**

Actual time: 5:29 p.m.

Present: Kas Seefeld, Architect; and Timothy Gorham, Owner

Public comment opened at 5:42 p.m.

The following individuals spoke:

1. Richard Wolf. Elizabeth Brooks ceded time to Mr. Wolf.
2. Gwen Hildred, opposed.
3. Silas Hildred, opposed.
4. Billy Keith Wright. Mr. Wright also submitted written correspondence.

Public comment closed at 5:52 p.m.

**Motion: Continue indefinitely with comments:**

1. The reduction of the overall FAR from 89% to 87% is appreciated.
2. The removal of the 50 square feet of covered deck is appreciated.
3. The site section, landscape plan, and color board provided are appreciated.
4. Consider reducing the size of the closet window on the face of the house.
5. Consider reducing the size of the master bedroom windows, as Board member Sweeney indicated in his sketch.
6. Consider lowering the second story plate height in order to reduce the mass of the home.
7. The landscape plan is sufficient, and the applicant is to consider using a King Palm tree.

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

**(5:30PM) CONTINUED ITEM: CONCEPT REVIEW****5. 84 LA VISTA GRANDE**

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

**Second concept review. No final appealable action will be taken at this hearing. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings required. Project was last reviewed on April 29, 2019.**

**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: 6:12 p.m.

Present: Alan Windsor, Applicant, Windsor Design; and Lila Noel, Owner

Public comment opened at 6:17 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. The proposed changes to the south elevation, as requested at the previous meeting, are acceptable.
2. The Board would be amenable to consider Project Design Approval at the next meeting.
3. Provide a final color board indicating existing colors and new colors.
4. The previously reviewed light fixtures are acceptable and should be a part of the plans presented for Project Design Approval.
5. Applicant shall confirm final locations for the downspouts and the gutters for all elevations.

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

**\* MEETING ADJOURNED AT 6:26 P.M. \***