



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

#### JUNE 24, 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 Vice Chair Miller.

### ATTENDANCE

Members present: Miller, Ferrell, James, Moticha, Richards (until 3:53 p.m.), and Ziegler  
Members absent: Sweeney  
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 **June 10, 2019**, as submitted.  
Action: Ferrell/Moticha, 4/0/0. (Miller and James abstained. Sweeney absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **June 17, 2019**, as reviewed by Board Members Miller and Richards.  
Action: Miller/Richards, 6/0/0. (Sweeney absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Board Member Richards announced that he will be leaving the meeting after Item 3, 218 Morada Lane.
  2. Ms. Monson announced the following:
    - a. The new Consent Calendar rotation will begin the following Monday, on July 1, 2019. Board Member Moticha and Board Member James will be the SFDB Consent Calendar representatives.
    - b. Kelly Brodison, Associate Planner, will be present during Item 1, 1201 Del Oro.
- E. Subcommittee Reports:
- No subcommittee reports.

### **(3:15PM) PROJECT DESIGN APPROVAL**

1. **1201 DEL ORO**
- |                           |                                      |
|---------------------------|--------------------------------------|
| Assessor's Parcel Number: | 045-214-010                          |
| Zone:                     | E-3/SD-3                             |
| Application Number:       | PLN2016-00327                        |
| Owner:                    | Joseph & Elizabeth Hopkins Revocable |
| Applicant:                | Tom Meaney                           |

(Proposal to demolish the existing 1,441 square foot one-story single-family residence and construct a two-story 2,700 square foot single-family residence with a 750 square foot basement, including a 454 square foot attached garage for two cars in tandem configuration. The project proposes to encroach into two front setbacks on the corner lot where the existing house is located. The proposed open yard conforms to square footage but portions of it have less than the required 20 foot dimension. The proposed total of 3,450 square feet is 99% of the maximum required floor-to-lot area ratio (the proposed basement square footage is excluded from the FAR). The project is located on a 6,098 square foot lot in the Appealable jurisdiction of the Coastal Zone.

**Project is requesting Project Design Approval. Project requires Neighborhood Preservation findings. Planning Commission Approval was granted for a Coastal Development Permit, two setback modifications, and an open yard modification. Project was last reviewed on May 15, 2017.**

Actual time: 3:05 p.m.

Present: Tom Meaney, Applicant; and Kelly Brodison, Associate Planner, City of Santa Barbara

Public comment opened at 3:11 p.m., and as no one wished to speak, it closed.

- Motion: Project Design Approval and continue indefinitely to Consent with comments:**
1. Provide a more detailed landscape plan and structural plan.
  2. The changes made to the basement location are acceptable.
  3. The color board provided is acceptable.
  4. The Board recognizes that FAR should be corrected from 99% to 94% in the project description.

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

#### **Amended**

- Motion: Project Design Approval and continue indefinitely to Consent with comments:**
1. Provide a more detailed landscape plan and structural plan.
  2. The changes made to the basement location are acceptable.
  3. The color board provided is acceptable.
  4. The Board recognizes that FAR should be corrected from 99% to 94% in the project description.
  5. The Board makes 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 project is consistent with the scenic character of the City and has a pleasing appearance.
    - b. The project is compatible with the neighborhood, which is defined as the area including Cliff Drive, Del Oro, La Marina Drive, and Shoreline Drive.
    - c. The project uses quality architecture and details.
    - d. The project complies with Good Neighbor Guidelines.

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

The ten-day appeal period was announced.

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

- 2. 816 ROBLE LN**
- |                           |                |
|---------------------------|----------------|
| Assessor's Parcel Number: | 019-251-005    |
| Zone:                     | RS-15          |
| Application Number:       | PLN2018-00265  |
| Owner:                    | Gary Zentmyer  |
| Applicant:                | George Mansour |
| Architect:                | Mark Kirkhart  |

(Proposal for additions and alterations to an existing 3,861 square foot, three-story, single-unit residence with an attached two-car garage. The proposal includes demolition of round support columns to change the style of the residence from contemporary to Spanish Colonial/Mediterranean. Project includes an interior remodel, new mission tile roof, new plaster and exterior paint, new garage door, increased patio, new elevator, and landscape improvements. Project will include a demolition of as-built addition at rear of residence and as-built fire pit. Project also includes permitting as-built location of air conditioning unit and replacing with a new unit. The existing residence on a 6,479 square foot lot is nonconforming to the maximum allowable floor-to-lot area ratio (FAR), and is allowed a one-time addition of no more than 100 square feet of floor area. Additions of 11 square feet at the garage level,

28 square feet at the second floor, and 30 square feet at the third floor are proposed. The new elevator results in a 51 square foot reduction of floor area, and the resulting net increase is 67 square feet. Project will address violations in Zoning Information Report ZIR2018-00148.)

**Project Design and Final Approval is requested. Approval from the Staff Hearing Officer was granted for a Zoning Modification to allow front stair and porch alterations in the required front setback and minor additions in the required interior setback. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. Project was last reviewed on June 25, 2018.**

Actual time: 3:19 p.m.

Present: Kevin Dumain, Architect, DesignARC; Glenn Deisler, DesignARC; and Guillermo (*no surname provided*), Landscape Architect

Public comment opened at 3:33 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval with comments:**

1. The proposed project is an improvement on the existing residence.
2. The Board makes 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 size, bulk, and scale of the house is appropriate.
  - b. The design of the project is compatible with the architectural character of the City.
  - c. The project uses quality materials and architectural details.
  - d. The landscape plan is acceptable and the low water usage is appreciated.
  - e. The project complies with Good Neighbor Guidelines.
3. The Hillside Design and Sloped Lot 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 proposed project is appropriate to the site and does not significantly modify the natural topography of the site, with no cut and fill required.
4. The neighborhood is defined as the area including Roble Lane, Alameda Padre Serra, Loma Media Road.

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

The ten-day appeal period was announced.

### **(3:50PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

- 3. 218 MORADA LN**  
Assessor's Parcel Number: 055-120-045  
Zone: RS-15  
Application Number: PLN2019-00274  
Owner: James Buck  
Applicant: Joel Grusinski

(Proposal to remove the existing cal-shake shingle roof and replace with a new standing seam metal roof on an existing one-story single-unit residence in the Hillside Design District.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design and Sloped Lot findings.**

Actual time: 3:38 p.m.

Present: Joel Grusinski, Applicant, Joel's Roofing & Rain Gutter Company, Inc.

Public comment opened at 3:42 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval with comments:**

1. The standing seam metal roof is acceptable, as the Board has previously approved standing seam metals roofs in the neighborhood and the project has a contemporary 60's/70's ranch style. The neighborhood is defined as the area bounded by Foothill Rd, North Ontare Road, Morada Lane, and La Lita Lane.
2. The Board makes 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 project is consistent and has good appearance.
  - b. The project is compatible with the neighborhood.
  - c. The project uses quality materials and architectural details.
  - d. The project complies with Good Neighbor Guidelines.
3. The Hillside Design and Sloped Lot 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 project does not interfere with the natural topographies of the site.
  - b. There is no vegetation being disturbed or any significant grading.
4. The color choice of the standing seam metal roof will not pose any reflectivity issues, and the landscaping around the project hides its visibility.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 3:53 TO 4:32 P.M. \***

**(4:45PM) NEW ITEM: CONCEPT REVIEW****4. 1040 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-012  
Zone: RS-1A  
Application Number: PLN2019-00198  
Owner: Marita Hawryluk  
Applicant: Susette Naylor

(Proposal for 324 square feet of additions to an existing 1,913 square foot split level single-unit residence with a 445 square foot attached garage. The proposed total of 2,617 square feet of development on a 17,695 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2017-00428.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Review from the Staff Hearing Officer is required to allow additions to encroach into the required 35' front setback.**

Actual time: 4:32 p.m.

Present: Susette Naylor, Applicant; and Marita Hawryluk, Owner

Public comment opened at 4:51 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 proposed modifications do not pose consistency issues with SFDB Design Guidelines or required findings.
2. The style of the proposed additions is consistent with the size, bulk, and scale of the existing home. Due to the unusual configuration of the property lot, the proposed modifications are acceptable and are aesthetically appropriate.
3. The Board acknowledges that there is no determinable amount of grading proposed.
4. Provide a color board.
5. Show proposed light fixtures.
6. Provide a detailed drawing of the Tier 2 Storm Water Management Requirements.

**Action:** Miller/James, 4/0/1. (Moticha abstained. Richards and Sweeney absent.) Motion carried.

#### **(5:15PM) NEW ITEM: CONCEPT REVIEW**

**5. 435 E VALERIO ST**  
Assessor's Parcel Number: 027-123-008  
Zone: R-2  
Application Number: PLN2019-00248  
Owner: Peter L. Baay  
Applicant: Serena McClintick

(Proposal to remodel the existing covered front entry of an existing 2,530 square foot single-unit residence with a detached 460 square foot two-car garage. Project also includes cantilevered trellises, and associated landscape and hardscape improvements.)

**No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for a Zoning Modification to allow encroachments into the required front yard setback. Project requires Neighborhood Preservation findings.**

Actual time: 5:03 p.m.

Present: Anthony Grumbine, Principal Architect, Harrison Design; and Peter L. Baay, Owner

Public comment opened at 5:09 p.m.

The following individuals spoke:

1. Teddy Gasser

Public comment closed at 5:12 p.m.

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

1. The Board finds the design of the project acceptable.
2. The proposed entryway is appreciated and stands out.
3. The trellis is appreciated and enhances the style of the house.
4. Provide more detail regarding the brackets, eave details showing how the copper roof is related to the porch and plays off the existing style of the house.
5. Consider landscaping on the trellis, in terms of vines and using pots on the Olive Street side of the residence.
6. The proposed modification does not pose consistency issues with the SFDB Design Guidelines or required findings.
7. The proposed modification is appropriate for the location.

Action: Moticha/Ferrell, 5/0/0. (Richards and Sweeney absent.) Motion carried.

**(5:45PM) NEW ITEM: CONCEPT REVIEW**

**6. 2122 BATH ST**

Assessor's Parcel Number: 025-231-006  
Zone: R-M  
Application Number: PLN2019-00177  
Owner: Bear Mountain Cooling, LLC  
Applicant: Alex Pujo

(Proposal to demolish an existing two-car garage and reconstruct a 472 square foot Accessory Dwelling Unit (ADU) on a lot with an existing 1,127 square foot, one-story, single unit residence. Proposal includes new paving for two uncovered parking spaces and removal of two trees. The proposed total of 1,599 square feet of development on a 4,711 square foot lot is 68% of the guideline maximum floor-to-lot area ratio (FAR). Project requests a waiver for the unscreened parking in the front yard per SBMC 30.175.060.)

**No final appealable action will be taken at this hearing. Project requires Staff Hearing Officer review for a Zoning Modification to allow the new ADU to encroach into the required front and interior setback and for the uncovered parking spaces to encroach into the required front setback. Project requires Neighborhood Preservation findings.**

Actual time: 5:30 p.m.

Present: Alex Pujo, Applicant

Public comment opened at 5:39 p.m.

Written correspondence from Susan Carmola was acknowledged.

Public comment closed at 5:40 p.m.

- Motion:**      **Continue to the Staff Hearing Officer for return to the Consent with comments:**
1. The Board would be supportive of a Zoning Modification for the two uncovered parking spaces.
  2. The street tree planting along Jesmary Lane is acceptable and a positive improvement.
  3. The style of the architecture is consistent with the style of architecture found in the City and is compatible with the neighborhood.
  4. The proposed modifications are aesthetically appropriate.
  5. The proposed modifications do not pose consistency issues with SFDB Design Guidelines or City Ordinances.

**Action:**      Ferrell/James, 5/0/0. (Richards and Sweeney absent.) Motion carried.

**\* MEETING ADJOURNED AT 5:46 P.M. \***