



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

### JULY 8, 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 3:02 p.m. by Chair Sweeney.

### ATTENDANCE

Members present: Sweeney, Ferrell, Miller (at 3:26 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 **June 24, 2019**, as amended.

Action: Ferrell/James, 5/0/1. (Sweeney abstained. Miller absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 1, 2019**, as reviewed by Board Members Moticha and James.

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

- Motion: Ratify the Consent Calendar of **July 8, 2019**, as reviewed by Board Members Moticha and James.  
Action: Ferrell/Ziegler, 6/0/0. (Miller absent.) Motion carried.

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

1. Ms. Monson announced that Tony Boughman, Assistant Planner, will be present during Item 1, 1631 Shoreline Drive.

E. Subcommittee Reports:

No subcommittee reports.

**\* THE BOARD RECESSED FROM 3:11 TO 3:13 P.M. \***

**(3:15PM) REVIEW AFTER FINAL APPROVAL**

**1. 1631 SHORELINE DR**

Assessor's Parcel Number: 045-173-022  
Zone: E-3/SD-3  
Application Number: PLN2016-00241  
Owner: Chad Yonker  
Applicant: Tom Ochsner  
Landscape Architect: Charles McClure Landscape Architect and Associates

(Approved project is a proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested to reduce first floor plate height by 6" to accommodate previously permitted topping slab and revise demolition plan to include new perimeter walls for the residence. Project was last reviewed April 15, 2019.**

Actual time: 3:13 p.m.

Present: Tom Ochsner, Applicant; and Tony Boughman, Assistant Planner, City of Santa Barbara

Public comment opened at 3:23 p.m., and as no one wished to speak, it closed.

Written correspondence from Jesse Wooten, Mary Wise, and Kip Fulbeck were acknowledged.

**Motion: Approval of Review After Final with conditions:**

1. The Board recognizes the project as a new build. Since this is a new building, the project should be built with a 9 foot plate height, first floor to second floor, for the first floor so that it conforms to the neighborhood in size bulk and scale, and keeps the scale to a minimum.
2. The architecture is consistent in appearance with the neighborhood.
3. The project uses quality materials and architecture.
4. By lowering the plate heights, the project will follow Good Neighbor Guidelines and address concerns of the neighbors.

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

The ten-day appeal period was announced.

**(3:35PM) FINAL APPROVAL****2. 20 CAMINO ALTO**

Assessor's Parcel Number: 019-142-009  
Zone: RS-1A  
Application Number: PLN2017-00014  
Owner: Gregory Warren Hurd  
Applicant: Bryan Pollard

(Proposal to construct a new 3,775 square foot two-story single-unit residence with a 66 square foot pool bath and an attached 520 square foot two-car garage to replace the previous single-unit residence lost in the Tea Fire. The project also includes 69 square feet of covered terrace and 695 square feet of unenclosed roofed areas. Other site improvements include a new driveway and site landscaping. Grading on site will include 191 cubic yards outside of the main building footprint, 191 cubic yards of grading under the main building, 47 cubic yards of cut to occur under the pool, and 9 cubic yards of export on site. The proposed total of 4,361 square feet of development on a 56,628 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on March 5, 2018.**

Actual time: 3:51 p.m.

Present: Bryan Pollard, Applicant; and Erin O'Carroll, Landscape Architect

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with comments:**

1. The removal of the glass material around the fire pit and the use of the wrought iron railing as a replacement is appreciated.
2. The architectural detail is appreciated.
3. The lighting specifications, Tier 3 Storm Water Management plan, gutters, and chimney cap details provided are appreciated.
4. The lighting fixture embedded in the driveway on Sheet L-1.1 is acceptable because it has a shielded beam.

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

The ten-day appeal period was announced.

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

- 3. 3217 CALLE MARIPOSA**  
Assessor's Parcel Number: 053-173-003  
Zone: RS-7.5/USS  
Application Number: PLN2019-00277  
Owner: James Burge  
Applicant: Kevin Cappon

(Proposal to construct a new 604 square foot detached two-car garage with a new 604 square foot Accessory Dwelling Unit (ADU) on the second story. A second story deck and exterior spiral staircase are proposed with the ADU. Proposal includes converting the existing attached two-car garage within the existing 2,621 square foot residential unit to habitable space. Project also includes replacing the asphalt driveway with permeable pavers. The proposed total of 3,861 square feet of development on a 10,890 square foot lot is 100% of the maximum allowable floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings.**

Actual time: 4:08 p.m.

Present: Dylan Henderson, Salt Architecture; Kevin Cappon, Applicant, Salt Architecture; and Marck Aguilar, Senior Planner

Public comment opened at 4:16 p.m.

The following individuals spoke:

1. Janet Duncan
2. Tim Mahoney
3. Ian Duncan

Written correspondence from Janet Duncan was acknowledged.

Public comment closed at 4:32 p.m.

**Motion: Continue indefinitely with comments:**

1. Reduce the second story deck on the proposed ADU to be set back at least 15 feet from the property line.
2. Study an alternate front entrance to the proposed ADU.
3. Provide samples of roof materials, both of the standing metal seam and existing asphalt shingles.
4. Provide a landscape plan and particularly how it relates to proposed ADU.
5. Study reducing the overall size of the proposed ADU.
6. Explore lowering upper plate height of proposed ADU to address privacy concerns of neighbors and adjacent properties.
7. Provide a preliminary landscape plan.
8. Restudy the bedroom window and the water closet window in terms of privacy on the west side second floor of the proposed ADU.

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

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

- 4. 3333 BRAEMAR DR**
- Assessor's Parcel Number: 047-081-006
- Zone: A-1/SD-3
- Application Number: PLN2019-00291
- Owner: TLC Family Trust
- Applicant: Gil Barry

(Proposal to demolish an existing 1,794 square foot, one-story, single-unit residence and construct a new 3,323 square foot, two-story, single-unit residence with a 750 square foot detached four-car garage. Project includes a new motor court, two new balconies, and 49 cubic yards of grading. The proposed total of 4,073 square feet of development on a 50,595 square foot lot is 81% of the guideline maximum floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings.**

Actual time: 5:03 p.m.

Present: Gil Barry, Applicant; Tim Collins, Owner; and Lani Collins, Owner

Public comment opened at 5:08 p.m.,

The following individuals spoke:

- 1. Sharyn Johnson

Public comment closed at 5:10 p.m.

**Motion: Continue indefinitely with comments:**

- 1. Provide building sections showing plate heights, details, and materials.
- 2. Show the location of the existing trees.
- 3. Show solar panel locations.
- 4. Show how the existing hedge and fence will be treated.
- 5. Provide lighting in compliance with the City of Santa Barbara's Outdoor Lighting Ordinance.

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

**(5:00PM) NEW ITEM: CONCEPT REVIEW****5. 1460 LA CIMA RD**

Assessor's Parcel Number: 041-022-029  
Zone: RS-6  
Application Number: PLN2019-00279  
Owner: Chris and Roberta Tracy  
Applicant: Warner Young

(Proposal to demolish an existing detached 449 square foot two-car garage and construct a new 548 square foot two-car garage with a new 548 square foot Accessory Dwelling Unit (ADU) on the second story. The lot includes an existing one-story 1,987 square foot single-unit residence. Project includes a new deck and outdoor stairs, new retaining wall, and related site grading. The proposed total of 3,083 square feet on an 11,440 square foot lot in the Hillside Design District is 79% of the maximum allowable floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Approval from the Staff Hearing Officer to allow the garage and Accessory Dwelling Unit to encroach into the required 15'-0" front setback. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

Actual time: 5:24 p.m.

Present: Warner Young, Applicant

Public comment opened at 5:29 p.m.

The following individuals spoke:

1. Craig Scott McCosker, opposed.
2. Syndi Soutter, opposed.

Written correspondence from John Cook and Isabelle Walker were acknowledged.

Public comment closed at 5:34 p.m.

**Motion: Continue indefinitely with comments:**

1. Study moving the proposed ADU underneath the two-car garage. Explore options for moving the garage.
2. Applicant to return with site and building sections.
3. Consider landscaping for screening between properties.

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

**\* MEETING ADJOURNED AT 5:59 P.M. \***