



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES TUESDAY, SEPTEMBER 3, 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, Ferrell, James, Moticha (until 3:27 p.m.), 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 **August 19, 2019**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 26, 2019**, as reviewed by Board Members Moticha and James.

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

- Motion: Ratify the Consent Calendar of **September 3, 2019**, as reviewed by Board Members Moticha and James.
- Action: James/Ferrell, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Monson announced the following:
    - a. An appeal to City Council has been filed for 1201 Del Oro. The date of the hearing is to be determined.
    - b. Design Review Board Member training is scheduled to occur on Friday, September 13<sup>th</sup>, 2019, from 1:00 – 5:00 pm. The training will be recorded in the event that board members are unable to attend.
    - c. The next Consent Calendar rotation will occur on October 7<sup>th</sup>, 2019. The next Consent Calendar representatives are Chair Sweeney and Board Member Richards.
    - d. Item 1, 641 North Hope Avenue, has been postponed. Further, the correct address should be noted to be 691 North Hope Avenue.

- E. Subcommittee Reports:

No subcommittee reports.

### **(3:15PM) NEW ITEM: CONCEPT REVIEW**

1. **641 N HOPE AVE**
- |                           |                  |
|---------------------------|------------------|
| Assessor's Parcel Number: | 057-113-007      |
| Zone:                     | COUNTY           |
| Application Number:       | PLN2018-00345    |
| Owner:                    | Wendi Yau        |
| Applicant:                | RRM Design Group |
| Engineer:                 | RRM Design Group |

(Proposal for a new six-lot subdivision for a future single-family residential development on a two-acre lot in the County of Santa Barbara. Project includes demolition of one existing single-unit residence, construction of a new public road, utility and infrastructure improvements, and 1,641 cubic yards of cut and 2,299 cubic yards of fill. No new residential structures are currently proposed.)

**Item postponed indefinitely for re-noticing.**

**(3:16PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****2. 335 ALSTON RD**

Assessor's Parcel Number: 015-100-016  
Zone: RS-25  
Application Number: PLN2019-00388  
Owner: Geoffrey W. and Margaret Marks Living Trust  
Geoffrey Marks, Trustees  
Applicant: Action Roofing

(Proposal to remove existing brown calshake shingles and replace with new dark bronze standing seam metal roof on an existing 1,918 square foot square foot one-story residence located in the Hillside Design District.)

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

Actual time: 3:08 p.m.

Present: Sharon Fritz, Operation Manager, Action Roofing; and Brian Bannister, Sheet Metal Manager, Action Roofing

Public comment opened at 3:10 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Full Board with comments:**

1. Show hip and eave details.
2. Provide a roof plot diagram.
3. Provide a neighborhood study showing how the project is compatible with the neighborhood.
4. Show the ridge detail in a drawing.

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

**\* THE BOARD RECESSED FROM 3:18 TO 3:27 P.M. \***

**(3:35PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****3. 1512 HILLCREST RD**

Assessor's Parcel Number: 019-032-014  
Zone: RS-1A  
Application Number: PLN2019-00397  
Owner: Matthias Pippig  
Applicant: Ryan Hession

(Proposal to remove existing shingle roof and replace with new standing seam metal roof on an existing 2,020 square foot single-unit residence located in the Hillside Design District.)

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

Actual time: 3:27 p.m.

Present: Ryan Hession, Applicant, Westech Contractors, Inc.

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Full Board with comments:**

1. Provide a plot plan showing where the project is located in the neighborhood.
2. Show details of eave conditions, ridge conditions, rake conditions. Show where the standing seam metal roof and single ply roof will be located.
3. Provide details, cut sheets, and colors.

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

**\* THE BOARD RECESSED FROM 3:34 TO 3:40 P.M. \***

**(3:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**4. 419 E ARRELLAGA ST**

Assessor's Parcel Number: 027-202-017  
Zone: R-M  
Application Number: PLN2019-00286  
Owner: Savannah Properties, LLC  
Applicant: Savannah Chiavicci

(Proposal to convert 467 square feet of attic space to a new bedroom and bathroom on the second floor of an existing 1,758 square foot two-story single-unit residence. Project includes a new shed dormer, new windows, new split HVAC system, and new staircase to attic. The proposed total of 1,997 square feet of development on an existing 5,033 square foot lot is 91% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on July 8, 2019.**

Actual time: 3:40 p.m.

Present: Savannah Chiavicci, Applicant; and Ofelia Chiavicci, Architect

Public comment opened at 3:52 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and continue indefinitely to Consent for Final Approval with comments:**

1. Drawings shall include all items required on the Final Approval Submittal Checklist and provide drawings that match those submitted.
2. A landscape plan can be included on site plan, but in proper scale.
3. Restudy the quantities of the planting on landscape plan.
4. Include all the required notation for the City of Santa Barbara's landscaping requirements.

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 enhances the appearance of the neighborhood.
  - b. The project is compatible with the character of the neighborhood in its size, bulk, and scale.
  - c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
  - d. The project complies with Good Neighbor Guidelines.
6. The Board has reviewed the 91% FAR, and finds it acceptable for this particular project because the existing footprint is not expanding, rather the FAR is maintained by use of the attic space.

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

#### **(4:15PM) PROJECT DESIGN APPROVAL**

- 5. 1126 HARBOR HILLS DR**  
Assessor's Parcel Number: 035-313-004  
Zone: RS-15  
Application Number: PLN2019-00151  
Owner: Mark Ashley  
Applicant: Tom 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 guideline maximum floor-to-lot area ratio.)

**Project Design Approval is requested. Project requires Tier 3 Storm Water Management Program compliance prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on April 29, 2019.**

Actual time: 4:14 p.m.

Present: Tom Ochsner, Applicant; and Chantal Vo, Landscape Architect, CommonGround Landscape Architecture

Public comment opened at 4:27 p.m., and as no one wished to speak, it closed.

- Motion: Project Design Approval and continue indefinitely to Consent with comments:**
1. Provide details of the spark arrester.
  2. Provide the Tier 3 Storm Water Management Program compliance plan.
  3. The Board appreciates the site sections, the details of fencing and wall, driveway and motor court, the conceptual landscape plan and canopy trees, and the removal of the shed.

4. 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.
  - b. The project is compatible with the surrounding neighborhood.
  - c. The proposed buildings and structures are designed with quality architectural details.
  - d. The project complies with Good Neighbor Guidelines.
5. The Board makes the finding that the Hillside Design District and Sloped Lot Findings criteria have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the following comments:
  - a. The natural topography of the site is not compromised by the development.
  - b. The building scale is appropriate.

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

#### **(4:50PM) NEW ITEM: CONCEPT REVIEW**

##### **6. 153 RAMETTO RD**

Assessor's Parcel Number: 015-211-015  
Zone: RS-25  
Application Number: PLN2019-00381  
Owner: Mina Morvai Schnitzer  
Applicant: Bill Wolf

(Proposal for 1,441 square feet of additions to an existing, one-story, 2,339 square foot residence with an attached two-car garage. Project includes an interior remodel, new doors and windows, revisions to the existing patio, and demolition of the existing patio cover. The proposed total of 4,185 square feet of development on a 29,185 square foot lot in the Hillside Design District is 88% of guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

Actual time: 4:35 p.m.

Present: Bill Wolf, Applicant, Pacific Architects

Public comment opened at 4:42 p.m.

The following individuals spoke:

1. Morris Sobhani

Public comment closed at 4:46 p.m.

**Motion: Continue indefinitely to the Full Board with comments:**

1. The Board gives the project positive comments.
2. The project may be ready for Project Design Approval at next meeting.
3. Show the Tier 3 Storm Water Management plan.

4. Show the landscape plan for the newly designed construction.
5. Show location of the chimney for the fireplace and the spark arrester that will be added.
6. Show the color of the new tile.
7. Show location for all lighting, and if any lighting will be changed from wall sconces to down lighting.
8. Provide construction related conditions that should be included for the project..

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

### **(5:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **7. 401 ORILLA DEL MAR DR**

Assessor's Parcel Number: 017-321-016  
Zone: R-4/SD-3  
Application Number: PLN2019-00199  
Owner: Ray Fazendin  
Applicant: Michelle McToldridge

(Proposal is to convert an existing 1,094 square foot duplex into a 2,165 square foot single-unit residence. The project includes a 34 square foot first floor addition, a new 1,022 square foot second story, and a new 440 square foot two-car attached garage. A proposed 375 square foot roof deck, new roofing, and site improvements are also included. The proposed total of 2,640 square feet on a 5,000 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on June 10, 2019.**

Actual time: 5:08 p.m.

Present: Michelle McToldridge, Applicant; and Jarrett Gorin, Vanguard Planning

Public comment opened at 5:14 p.m., and as no one wished to speak, it closed.

The following individuals spoke:

1. David Thomas

Written correspondence from Caroline and Nick Howell was acknowledged.

Public comment closed at 5:17 p.m.

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

1. 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 in appearance with the scenic character of the City.
  - b. The project is compatible with the surrounding neighborhood. The reduction in size, bulk, and scale is appreciated and now appropriate for the site.

- c. The project uses quality architecture and materials.
- d. The project complies with Good Neighbor Guidelines.
2. The FAR of 107% was reviewed, and the Board found it appropriate for this particular site.

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

The ten-day appeal period was announced.

### **(5:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **8. 122 LOS ALAMOS**

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

(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. Project will address violations in Zoning Information Report ZIR2010-00563. 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).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 29, 2019.**

Actual time: 5:35 p.m.

Present: Dawn Sherry, Applicant, Sherry and Associates Architects Inc.

Public comment opened at 5:40 p.m., and as no one wished to speak, it closed.

#### **Motion: Project Design Approval and continue indefinitely to Consent with comments:**

1. Provide completed architectural details.
2. Show gutter locations.
3. Show lighting, if applicable.
4. The 96% FAR is acceptable. The Board has previously determined that the FAR is acceptable based on style and context.
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 in appearance with the scenic character of the City and enhances the appearance of the neighborhood.
  - b. The project is compatible with the surrounding neighborhood in size, bulk, and scale.



- c. The project uses quality architecture and materials and are appropriate to maintain the natural appearance of the ridgeline or hillside.
- d. The project complies with Good Neighbor Guidelines.

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

**\* MEETING ADJOURNED AT 5:47 P.M. \***