



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES APRIL 27, 2020

3:00 P.M.

This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:04 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, James, Ferrell, Moticha, Richards, Sweeney, and Ziegler
Members absent: None
Staff present: Ellen Kokinda, Administrative Analyst; Unzueta; Timmy Bolton, Associate Planner; Matthew Ozyilmaz, Planning Technician; Hamilton; 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 **March 2, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **March 9, 2020**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **April 13, 2020**, as reviewed by Board Members Moticha and Richards.

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

Motion: Ratify the Consent Calendar of **April 20, 2020**, as reviewed by Board Members Moticha and Richards.

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

Motion: Ratify the Consent Calendar of **April 27, 2020**, as reviewed by Board Members Moticha and Richards.

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

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

1. Mr. Hamilton announced that there are five items scheduled for today's meeting agenda and that applicants have been asked to limit their presentations to ten minutes.
2. Board Member Sweeney announced that he had received a letter from an upset neighbor regarding comments Mr. Sweeney made about their property during a previous SFDB review. He reminded the Board that architecture can be subjective and that the Board's comments should remain professional in tone.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW1. **216 SANTA ROSA PL**

Assessor's Parcel Number: 045-196-005

Zone: E-3/SD-3

Application Number: PLN2020-00085

Owner: Cover Our Asset, LLC

Applicant: Bob Klammer

(Proposal for a 592 square-foot addition of an Accessory Dwelling Unit (ADU) over an existing 1,491 square-foot single-unit residence with an attached 383 square foot two-car garage. Project includes a new trellis at the first floor deck and a new deck at the second floor with 42" tall wood capped stainless steel railing. Site alterations include a new air conditioner, rebuilt fence/gate at southwest

corner of garage, and replacement of the garage window. Project is located on an 8,441 square-foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone.)

No final appealable action will be taken at this hearing. Review from the Staff Hearing Officer is requested for a Modification to allow the ADU's front deck to encroach into the required Front Setback. Project requires Neighborhood Preservation findings.

Actual time: 3:26 p.m.

Present: Robert Klammer, Applicant; Bob Kupiec, Kupiec Architects; and Ann Tozier, Owner

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Written correspondence from Phillip Laby was acknowledged.

Motion: Continue to the Staff Hearing Officer for return to the Full Board with the comment that the Board supports the modification to allow the ADU's front deck to encroach into the required Front Setback.

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

(3:45PM) NEW ITEM: CONCEPT REVIEW

2. [2222 GIBRALTAR RD](#)

Assessor's Parcel Number: 021-180-001
Zone: RS-1A
Application Number: PLN2020-00098
Owner: Vicki King
Applicant: Geoff April

(Proposal to construct a new 6,957 square-foot three-level single-unit residence on a vacant lot. Proposal includes 1,823 square feet at the basement level, 4,243 square feet at the ground level, and 890 square feet at the second level. The project also includes 1,071 cubic yards of grading, a new pool, new decking, and green roofs. The proposed total of 6,957 square feet of development, of which 50% of the basement is excluded from the calculation, on a four acre lot located in the Hillside Design District is 90% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:12 p.m.

Present: Dan Weber, Anacapa Architecture; and Geoffrey April, Applicant

Public comment opened at 4:32 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. The approach to the project is favorable to the neighborhood.
2. The neighborhood is bounded by Gibraltar Road to the west, Mountain Drive to the east, El Cielito Road to the south, and the County line to the north side.
3. The Board is in a position that they will support Project Design and Final Approval at the next meeting if the applicant can resolve the issue of roof covering and grading.
4. Return with requirements for Final approval including a complete landscape plan, irrigation plan, and a color board.

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

(4:15PM) NEW ITEM: CONCEPT REVIEW

3. **50 RUBIO RD**
- | | |
|---------------------------|--|
| Assessor's Parcel Number: | 029-330-009 |
| Zone: | RS-15 |
| Application Number: | PLN2020-00082 |
| Owner: | Scott & Ann Zimmerman Trust
Scott & Ann Zimmerman, Trustees |
| Applicant: | Jonathan Villegas |

(Proposal for a 753 square-foot addition at the first floor of an existing 1,707 square-foot two-story single-unit residence with an attached 380 square-foot two-car garage. Project includes a new 382 square-foot raised patio with a wood trellis. The proposed total of 2,840 square feet of development on a 12,361 square-foot lot in the Hillside Design District is 71% of the required maximum floor-to-lot area ratio.)

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

Actual time: 5:00 p.m.

Present: Jonathan Villegas, Applicant

Public comment opened at 5:08 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. The Board appreciates the approach to the design of the project and the way it captures the existing house's Mediterranean style.
2. Reconsider the roof configuration in order to lower the plate height in the master bedroom.
3. Restudy the master bedroom layout in order to incorporate a view window to the City.
4. The applicant shall reconsider window configurations at the new master bathroom. Consider introducing a mirador window configuration or screen.
5. Applicant encouraged to treat the introduction of new windows or change in windows in order to address the traditional Mediterranean style differences between window fenestrations.
6. Restudy high windows in the middle bathroom as shown on the plans
7. Applicant return with configuration on the stone wainscot.

8. Return with limited landscape plan to indicate what landscaping will change due to the addition in current yard
9. Provide general ideas about exterior lighting in patio area or attached the building.

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

(4:45PM) CONTINUED ITEM: CONCEPT REVIEW

4. [3354 CLIFF DR](#)
Assessor's Parcel Number: 047-081-003
Zone: A-1/SD-3
Application Number: PLN2020-00010
Owner: Ann Collins-Burgard
Applicant: Mark Morando

(Proposal for an interior remodel and 1,773 square feet of additions to an existing 2,370 square-foot single-unit residence with a detached 744 square-foot three-car garage. Project includes converting 452 square feet of non-habitable space to habitable space. The proposed total of 4,887 square feet of development on a 70,184 square-foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood preservation findings. Project was last reviewed on February 3, 2020.

Actual time: 5:34 p.m.

Present: Mark Morando, Applicant

Motion: Continue one week to Consent due to a staff error causing the incorrect plans to be presented.

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

(5:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. [1426 MOUNTAIN VIEW RD](#)
Assessor's Parcel Number: 035-071-007
Zone: RS-15
Application Number: PLN2019-00504
Owner: Silver Acorns, LLC
Applicant: Tracy Burnell

(Proposal for a 233 square-foot addition to the second story of an existing 2,299 square foot two-story single-unit residence. Proposal also includes a 49 square-foot addition to the existing two-car garage, and improvements to the first floor covered terrace and second floor deck. Project also includes a 458 square-foot Accessory Dwelling Unit (ADU) on the second story to be reviewed under a separate permit. The proposed total of 3,480 square feet of development on a 17,424 square-foot lot is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on October 28, 2019.

Actual time: 5:47 p.m.

Present: Tracy Burnell, Applicant

Public comment opened at 5:54 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The neighborhood is defined as the area between Island View drive, Kenwood Road, and Fellowship Road.
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 with the scenic character of the City.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
 - e. The project does not affect public views.
3. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

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

*** MEETING ADJOURNED AT 6:00 P.M. ***