



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES MAY 11, 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 3:05 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 **April 27, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 4, 2020**, as reviewed by Board Members Moticha and Richards.

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

Motion: Ratify the Consent Calendar of **May 11, 2020**, as reviewed by Board Members Moticha and Richards.

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

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

1. **3405 SEA LEDGE LN**

Assessor's Parcel Number: 047-082-008
Zone: A-1/SD-3
Application Number: PLN2019-00086
Owner: David and Barbara Meline
Applicant: Heidi Jones
Architect: Blackbird Architects

(Proposal to demolish an existing 1,620 square-foot single-story residence and 462 square-foot detached garage; and construct a new approximately 2,809 square-foot single-story residence with a detached approximately 714 square-foot garage/storage building (461 square-foot garage and 253 square feet of storage area), and a new 477 square-foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway. Project includes a Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback; A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard; and a Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet.) The proposed total of 4,000 square feet on a 57,063 square-foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR).

Project Design Approval is requested. Project requires Neighborhood Preservation Findings, Hillside Design & Sloped Lot Findings, and Grading Findings. Project was last reviewed on March 18, 2019 and a Coastal Development Permit was approved by the Planning Commission on October 3, 2019. Project must comply with Planning Commission Resolution No. 016-19.

Actual time: 3:20 p.m.

Present: Heidi Jones, Applicant, SEPPS; Ken Radtkey, Blackbird Architects; and Robert Dostalek, Associate Planner, City of Santa Barbara

Public comment opened at 3:59 p.m., and as no one wished to speak, it closed.

Written correspondence from David Neubauer was acknowledged.

Motion: Project Design Approval for return to Consent with comments:

1. The lighting will provide sufficient lighting without impacting neighbors and complies with the Dark Sky ordinance.
2. The lantern will not impact the neighborhood or any neighbors as it is located on the bluffs and not in anyone's direct view.
3. The design of the home will enhance the neighborhood and is conducive to bluffs.
4. The size, bulk, and scale is appropriate for the lot and the neighborhood.
5. The project is designed with quality materials and architectural details. The colors enhance the appearance of the bluffs.
6. The neighborhood is defined as the area of Sea Ledge Lane, up to first major curve of Cliff Drive, and in the neighborhood of the Mesa.
7. The retaining wall's stone material is appropriate.
8. 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: Ferrell/Sweeney, 7/0/0. Motion carried.

(4:00PM) NEW ITEM: CONCEPT REVIEW

2. [924 JIMENO RD](#)

Assessor's Parcel Number: 029-052-009
Zone: RS-15
Application Number: PLN2019-00321
Owner: Mike and Patricia Herendeen
Applicant: Guy Gniadek

(Proposal for 79 square feet of additions to the first floor and 523 square feet of additions to the second floor of an existing 1,569 two-story single-unit residence with a 240 square foot, one-car carport, and 264 square foot one-car garage. Project includes an interior remodel, new decking, and a new main entry. The proposed total of 2,581 square feet of development on a 8,712 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. Project requires review by the Staff Hearing Officer for two interior setback modifications to allow proposed decks to encroach into the interior setbacks.

Actual time: 4:32 p.m.

Present: Guy Gniadek, Applicant

Public comment opened at 4:42 p.m., and as no one wished to speak, it closed.

Written correspondence from Chao Pang and Karen Kasaba was acknowledged.

Motion: Continue indefinitely to the Full Board with comments:

1. Applicant shall provide required photographs of the neighborhood, including photographs from the street level and all around the house.
2. Provide a drawing that delineates where the hedges are on the east and west of the property and whether they are also on the adjacent properties.
3. Applicant shall show on the site plan considerations for how they will deal with the existing paving on the driveway.
4. Indicate any potential changes in landscaping.
5. Reconsider the deck location to the south and the deck shall be 15 feet away from the property line.
6. The Board encourages the applicant to use cable rails for any proposed railing systems.
7. On east elevation, indicate if existing window openings are to remain or if there are new proposed openings.
8. Show what the chimney caps will look like or what they will be finished with.
9. Consider framing views from rooms with less aggressive glazing, as proposed on the east elevation.
10. Applicant shall indicate on the west elevation which windows look into neighboring properties, so that the Board can understand any potential privacy concerns.
11. Show the color, type, and spacing of the proposed standing seam roofs and how they will be ventilated, if they require ventilation.
12. Clarify the south elevation, the Board is not conducive to the amount of glazing shown as it can have a lantern affect.
13. Show exterior lighting and any down lighting anticipated from the overhanging roof areas.
14. Applicant to show a section going through the east-west direction. Indicate roughly the height of existing trees and hedges to remain so the Board can get an idea on how much of the site will be camouflaged.

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

(4:45PM) NEW ITEM: PROJECT DESIGN APPROVAL**3. 843 CALLE CORTITA**

Assessor's Parcel Number: 041-176-019
Zone: RS-15
Application Number: PLN2019-00625
Owner: Lindsay Anderson
Applicant: Dylan Henderson
Applicant: Kevin Cappon

(Proposal includes abatement of violations listed in ZIR2016-00435. An "as-built" lower level will be converted to an Accessory Dwelling Unit under a separate building permit. A new 2nd level deck and 1st level deck at the rear of the residence is also proposed, as well as enclosure of an "as-built" outdoor kitchen and a new master bathroom. A Minor Zoning Exception is requested for the trash enclosure located within the front and interior setbacks. Project will result in 447 square feet of new floor area for a proposed total of 2,089 square feet on a 6,915 square foot lot and 72% floor area ratio.)

Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. A Minor Zoning Exception is requested to allow the trash enclosure to be located within the front and interior setbacks.

Actual time: 5:24 p.m.

Present: Dylan Henderson, Applicant

Public comment opened at 5:31 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval for return to Consent with comments:

1. The Minor Zoning Exception for the trash enclosure is acceptable.
2. The cleanup of previously unpermitted work is appreciated.
3. The vertical wood deck railing is compatible with the rest of the design of the house.
4. The deck on the ADU is acceptable.
5. The new proposed windows are acceptable.
6. 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 positive comments regarding the project's consistency and appearance; neighborhood compatibility; quality of architecture and materials; landscaping; protection of public health, safety, and welfare; compliance with good neighborhood guidelines; and preservation of public views.
7. Neighborhood is defined as Calle Cortita, Fellowship Road, and Fellowship Lane.

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

*** MEETING ADJOURNED AT 6:02 P.M. ***