



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES TUESDAY, MAY 26, 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 3:00 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 **May 11, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **May 18, 2020**, as reviewed by Board Members Moticha and Richards.

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

Motion: Ratify the Consent Calendar of **May 26, 2020**, as reviewed by Board Members Moticha and Richards.

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

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15 PM) PROJECT DESIGN APPROVAL

1. **736 CALIFORNIA ST**

Assessor's Parcel Number: 029-041-001

Zone: R-2

Application Number: PLN2019-00615

Owner: Jorg & Jennifer Heinemann Revocable Trust
Jorg & Jennifer Heinemann, Trustees

Applicant: Ken Windward

(Proposal for a new 738 square-foot deck approximately 20 feet in height with an approximate 10-foot tall pergola, which results in approximate overall height of 30 feet. The proposed deck would be accessed from the second floor of an existing residence and integrated with an existing deck. The area beneath the deck would not be enclosed and landscaping is proposed. The proposed pergola would occupy approximately half of the new deck area. Project site is located in the Hillside Design District with an average slope of 44%.)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed January 6, 2020.

Actual time: 3:13 p.m.

Present: Arelhy Arroyo, Windward Design Engineering; and Misael Contreras, Agent, Windward Design Engineering

Public comment opened at 3:20 p.m., and as no one wished to speak, it closed.

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

1. The Board recognizes that the deck does not comply with the Single Family Design Board 15-foot setback guidelines, but in this case it is appropriate because of the distance between the neighbors and the arroyo.
2. The neighborhood is defined as the homes on the applicant's side of the street paralleling the arroyo, over to Valerio Street to the west, and towards Oramas Road.
3. The materials and plantings are appropriate to the neighborhood and of quality that fits aesthetics of design as presented.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 3:34 TO 3:45 P.M. ***

(4:00 PM) CONTINUED ITEM: CONCEPT REVIEW

2. 440 NORTHRIDGE RD

Assessor's Parcel Number: 055-132-002
Zone: RS-1A
Application Number: PLN2020-00063
Owner: Lloyd and Richard Dallett
Applicant: Scott Branch

(Proposal to permit the 239 square-foot as-built lanai enclosure, and interior remodel of the kitchen and master bathroom. Project includes replacement of doors, windows, and skylights, relocating the water heater along the north elevation and removing existing wood accent siding to replace with fiber-cement panels and stucco. Project also includes replacing metal tile roofing with a standing seam metal roof. The proposed total of 2,574 square feet of development on an 82,035 square-foot lot is 47% of the guideline maximum floor-to-lot area ratio (FAR). The project site is located in the Hillside Design District with an average slope of 39%.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on March 2, 2020.

Actual time: 3:48 p.m.

Present: Scott Branch, Applicant

Public comment opened at 4:08 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely for return to Consent with comments:

1. The project will be ready for Project Design Approval and Final Approval at the next meeting.
2. The color palette is acceptable, especially the window trim color.
3. The standing seam metal roof and gutters are acceptable.
4. The garage door is not directly adjacent to the street and is acceptable in this case.
5. Provide a landscape plan for existing planting and show how it will be maintained.
6. Show project plans to neighbors as a part of Good Neighbor Guidelines.

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

*** MEETING ADJOURNED AT 5:02 P.M. ***