



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES JUNE 8, 2020

3:00 P.M.

This Meeting Was Conducted Electronically  
[SantaBarbaraCA.gov](http://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

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## 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, Richards, Sweeney, and Ziegler  
Members absent: Moticha  
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 26, 2020**, as submitted.

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

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

Board Member Sweeney announced that he has been monitoring the City's budget report and urges all board members to review it on the City's website

## D. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) NEW ITEM: CONCEPT REVIEW****1. 3240 CAMPANIL DR**

Assessor's Parcel Number: 047-102-001  
Zone: RS-1A  
Application Number: PLN2020-00199  
Owner: Christina Dow  
Applicant: Steve Welton and Holly Garcin

(Proposal to demolish existing 3,599 square-foot single family residence and construct new single story 2,745 square-foot residence, 526 square foot Accessory Dwelling Unit (ADU), and 490 square-foot garage. Construct new 810 square-foot pool and equipment. Proposed parking includes 2 covered spaces and 1 uncovered space. Realign and widen driveway to meet Fire Department requirements. Construct 8-foot tall fencing along the easterly interior lot line and 6-foot tall driveway gate. Construct a new outdoor fire pit and outdoor shower. Install 16 detached solar panels, new outdoor BBQ, and various outdoor steps and gravel paths. Construct 6-foot tall (max.) retaining walls and 42-inch guardrails. Grading is expected to be approximately 1,294 cubic yard cut and 1,294 cubic yard fill. The project site is located on a 43,995 (approx.) square-foot lot in the Hillside Design District with an average slope of 22%. The proposed total of 3,491 square feet is 70% of the maximum allowed floor-to-lot-area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project Requires Neighborhood Preservation, Hillside & Sloped Lot, and Grading Findings.**

Actual time: 3:11 p.m.

Present: Robert Collins, Architect; and Samuel Webb, Landscape Architect

Public comment opened at 3:36 p.m., and as no one wished to speak, it closed.

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

1. The project will be ready for Project Design Approval at the next meeting.
2. Provide a complete color palette.
3. Provide pictures of the proposed garage door.
4. Show the entry gate.
5. Show what fencing material shall be used.
6. Show exterior lighting.
7. The Board has taken into consideration that the applicant has gotten support for the project from the Campanil Homeowner's Association.

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

**(4:10PM) NEW ITEM: CONCEPT REVIEW****2. 1726 CALLE BOCA DEL CANON**

Assessor's Parcel Number: 041-062-021  
Zone: RS-6  
Application Number: PLN2020-00028  
Owner: James Martin  
Applicant: Arelhy Arroyo and Ken Dickson

(Proposal for interior remodel and new 450 square-foot two-car garage to an existing 1,061 square-foot, one-story, single-unit residence. Project includes new rear deck and patio, removal of as-built patio cover, new standing-seam metal roof, new windows and doors. Project will address violations in ENF2019-00310. The proposed total of 1,682 square feet of development on a 6,730 square-foot lot in the Hillside Design District is 59% of the 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. Project requires Staff Hearing Officer review of a Modification to allow a portion of the proposed 2-car garage to be located in the front setback.**

Actual time: 4:08 p.m.

Present: Arelhy Arroyo, Applicant; and Misael Contreras, Applicant

Public comment opened at 4:19 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely to the Staff Hearing Officer for return to Full Board with comments:**

1. The Board is in adherence that the project may continue to the Staff Hearing Officer.
2. The small portion of the garage located in the setback as proposed is acceptable.
3. The materials and the aesthetics are appropriate to neighborhood.
4. The project is ready for Project Design Approval at the next meeting.
5. The Board is amenable to the standing seam metal roof, which is not out of character with the neighborhood.
6. The general approach to the street elevation is acceptable and compatible with eclectic nature of neighborhood and street.
7. The Board is supportive of the applicant's approach to the trash enclosure held in the garage.
8. The fence on the front of the house and artistic screen gate element are an asset to the home and the neighborhood.
9. The initial color palette is acceptable.

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

**(5:00PM) NEW ITEM: CONCEPT REVIEW**

3. **333 E MISSION ST**  
Assessor's Parcel Number: 025-331-012  
Zone: RS-15  
Application Number: PLN2020-00175  
Owner: Joel and Amy Halverson  
Applicant: Brooke Van Duyne  
Architect: Dawn Sherry

(Proposal to remove the interior garage wall in a legal nonconforming garage, expand the eastern portion of the garage to increase maneuverability, and raise the garage roof. Project also includes installing new garage doors, a new entry door to the rear of the garage, and a stairway to the new rear entry door on the garage. The project site is located on a 6900 square foot (approximate) lot in the Mission Area Special Design District.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings. A Minor Zoning Exception is requested to allow a 6-inch increase in height to a portion of the garage roof located in the interior setback. Project requires Staff Hearing Officer review of Front and Interior Setback Modifications for additions/alterations to a nonconforming garage.**

Actual time: 4:46 p.m.

Present: Brooke VanDuyne, Applicant

Public comment opened at 4:55 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Staff Hearing Officer for return to Consent with comments:**

1. Applicant shall raise the garage roof height to 9 feet.
2. The buildout in the eastern portion of the garage is acceptable.
3. The project will be ready for Project Design Approval at the next meeting.
4. Provide a solution to the roof railing.
5. Provide detail of the proposed garage door and provide an overhang to keep water out of the new garage.
6. The Board appreciates the removal of shed in the rear.

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

**\* MEETING ADJOURNED AT 5:18 P.M. \***