



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES JULY 6, 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 3:02 p.m. by Chair Miller.

## ATTENDANCE

Members present: Miller, Ferrell, Moticha, Richards, Sweeney, and Ziegler  
Members absent: James  
Staff present: Ellen Kokinda, Administrative Analyst (until 5:00 p.m.); 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 **June 22, 2020**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 29, 2020**, as reviewed by Board Members Moticha and Richards.

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

Motion: Ratify the Consent Calendar of **July 6, 2020**, as reviewed by Board Members Sweeney and James.

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

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

Board member Sweeney requested information regarding proposed amendments to the grading ordinance of the Santa Barbara Municipal Code.

## E. Subcommittee Reports:

No subcommittee reports.

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

## 1.

**3239 CLIFF DR**

Assessor's Parcel Number: 047-082-022

Zone: A-1/SD-3

Application Number: PLN2020-00252

Owner: Kristen and Bob Raskopf

Applicant: Steve Fort

Architect: Grant Kirkpatrick

(Proposal to demolish an existing 1,441 square-foot residence and 610 square-foot barn and construct a new two-story 4,236 square-foot single unit residence with a 725 square-foot detached garage, covered patio areas, and a new pool and spa. The project includes associated landscaping, storm water management and site improvements. The proposed 4,961 square feet of development on a 60,751 square-foot lot is 96% of the maximum allowed floor-to-lot area ratio (FAR). The project site is located in the Hillside Design District, and in the Appealable Jurisdiction of the Coastal Zone.)

**No final appealable action will be taken at this hearing. Project requires Planning Commission review of a Coastal Development Permit. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings.**

Actual time: 3:16 p.m.

Present: Steve Fort, Applicant, SEPPS; Daniel Murphy, KAA Design; and Michael McGowan, KAA Design

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

Written correspondence from Patricia Foley was acknowledged.

Public comment closed at 3:30 p.m.

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

1. Return with definitive information such as site sections or other methodologies in order to demonstrate the project's relationship to public views from homes across Cliff Drive to the north.
2. Applicant shall demonstrate a preliminary conceptual landscape plan so that the Board can understand what landscaping will remain and what will be introduced. Show any anticipated road paving finishes.
3. Return with an alternative to the glass railings on the roof deck and on the deck off the master bedroom.
4. The Board encourages the use of planters rather than glass railings.
5. Return with an understanding of the transparency of the glass at second floor. The Board encourages the designer to look at options that would mitigate a lantern effect, especially from the second floor area.
6. Applicant shall review the floor-to-floor heights of the project, and also clarify the acceptability of the roof garden over the garage area. The Board is open to the concept but does not want to encourage it if it's not approvable.
7. Applicant shall return with clarification of how acoustics will be addressed in pool areas in adjacency to the eastern property.
8. Show window locations on the two adjoining properties in relationship to window openings of proposed project.
9. Return with a concept of how exterior lighting on the building will be handled, and how landscape lighting will be handled.
10. Provide more delineation of the existing bluff top area that will remain and how it will be engaged with the area to be landscaped as a part of this proposal.
11. Study reducing the FAR to be closer to 85%.

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

**(3:55PM) NEW ITEM: CONCEPT REVIEW**

2. [1822 GARDEN ST](#)  
Assessor's Parcel Number: 027-051-019  
Zone: RS-15  
Application Number: PLN2020-00255  
Owner: Steve Mizes  
Applicant: Paul Zink

(Proposal for a 463 square-foot addition to the rear of an existing one-story single unit residence including window alterations and an interior remodel. The project site is located on a 8,026 square-foot lot. The proposed 2,211 square feet of development is 68% of the maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. A Minor Zoning Exception is requested to allow a 1-foot increase in height to a portion of the house located in the front setback. Project requires Neighborhood Preservation Findings.**

Actual time: 4:50 p.m.

Present: Paul Zink, Applicant

Public comment opened at 4:57 p.m., and as no one wished to speak, it closed.

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

1. The Board is in favor of the remodel.
2. The following Minor Zoning Exception criteria have been met:
  - a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood;
  - b. The improvements are sited such that they minimize impact next to abutting properties;
  - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
  - d. The improvement will be compatible with the existing development and character of the neighborhood.
  - e. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

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

**(4:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**

3. [630 MIRAMONTE DR](#)  
Assessor's Parcel Number: 035-252-002  
Zone: RS-15  
Application Number: PLN2020-00012  
Owner: Zaryn Dentzel  
Applicant: Geoffrey April

(Proposal to demolish an existing 1,993 square-foot single-unit residence and construct a new 3,132 square-foot three-story single-unit residence with a one and two-car garage for a total 956 square feet of garage space. Project includes new landscaping, driveway, and motor court. The proposed total 3,610 square feet of development on a 14,411 square-foot lot in the Hillside Design District is 84% of the required maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. Project was last reviewed February 3, 2020.**

Actual time: 5:02 p.m.

Present: Dan Weber, Applicant; Geoff April, Applicant; and Danny Kato, Senior Planner, City of Santa Barbara

Staff comments: Mr. Hamilton stated that the application was deemed complete on June 29, 2020 and during the completeness review process, Staff identified that the proposed green roof in a High Fire Hazard area and the proposed gravel driveway within 100 feet of public right-of-way are not compliant

with Municipal Code. Neither the Fire Department nor the Transportation Department is supportive of either components.

Public comment opened at 5:34 p.m.

The following individuals spoke:

1. Ralph Nair

Public comment closed at 5:38 p.m.

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

1. Return with drawings and materials for the alternative driveway material, where segmented pavers shall be used.
2. The Board understands a green roof is not acceptable in the City's Municipal Code, however the Board feels the green roof is acceptable in this circumstance and will enhance the neighborhood and the design of the home.
3. Provide a sprinkler system on the green roof to mitigate any fire hazards that the Fire Department and City Staff may find.
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. The Board appreciates the rock sandstone cladding proposed for the front of the home. It is consistent with City and design of the home and will enhance the characteristics of the neighborhood.
  - b. Quality architecture and materials are used.
  - c. The project follows Good Neighbor Guidelines. The architect's proposal mitigates runoff, especially to concerned neighbors to the east. It will not impact their retaining wall. The exterior lighting proposed is subtle and will not create any glaring effects.
  - d. The public health, safety, and welfare can be protected and preserved if a sprinkler system is installed and plant material with a low potential for fire hazards is used.
5. 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/Ziegler, 5/1/0. (Sweeney opposed. James absent.) Motion carried.

Individual comments: Board Member Sweeney is concerned about the proposed green roof and stated that he would like to see the motion include a positive finding for public and safety.

**\* MEETING ADJOURNED AT 6:34 P.M. \***