



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES JULY 20, 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 3:03 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, James, Ferrell, Moticha, Richards, Sweeney, and Ziegler
Members absent: None
Staff present: 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 **July 6, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 13, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **July 20, 2020**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Hamilton announced that the proposed grading amendments to the building code will be reviewed tomorrow, Tuesday July 21st at City Council at 12:30p.m.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. **802 E CALLE LAURELES**

Assessor's Parcel Number: 055-160-051

Zone: RS-1A

Application Number: PLN2020-00247

Owner: Vulliez Family Living Trust

Pierrick Vulliez and Protima Wagh, Trustees

Applicant: Rogelio Solis

(Proposal to construct a 4,855 square-foot 2-story main residence with an attached 3-car garage, a detached 1,200 square-foot 1-story Accessory Dwelling Unit (under separate permit), and a new 20' x 60' outdoor pool. Site improvements include paving and improving the existing dirt access road, with grading quantities of 650 cubic yards of cut and 100 cubic yards of fill.)

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

Actual time: 3:23 p.m.

Present: Brian Cearnal, Applicant; and Margie Grace, Landscape Architect

Public comment opened at 3:47 p.m., and as no one wished to speak, it closed.

Written correspondence from Barbara Holt was acknowledged.

Motion: Continue indefinitely with comments:

1. The detailed presentation is appreciated.
2. Show what type of trees will be included in the landscape plan.
3. Study the new proposed entry gate.
4. The project is ready for Project Design Approval at the next meeting.

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

(4:05PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

2. **414 YANKEE FARM RD**
Assessor's Parcel Number: 047-030-014
Zone: A-1/SD-3
Application Number: PLN2019-00594
Owner: Roy Yeabsley
Applicant: Wade Mously
Applicant: Michael Holliday

(Proposal for an interior remodel and a 92 square-foot addition to an existing 4,738 square-foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes demolition of existing 1,153 square-foot garage to construct a new 848 square-foot detached two-car garage with a pool equipment room and storage room. Proposal also includes a new outdoor pool, raised wood decks, relocation of the existing driveways, and landscape improvements. The proposed total of 4,532 square feet of development on a 51,574 square-foot lot in the Hillside Design District is 89% of the guideline 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 January 6, 2020.

Actual time: 4:21 p.m.

Present: Wade Mously, Applicant; Michael Holliday, Applicant; and Courtney Miller, Landscape Architect

Public comment opened at 5:07 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval with comments:

1. 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 bulk of the project has not changed.
 - b. The Board appreciates the architectural aging of the site, with the architectural approach of new garage with the standing seam roof.
 - c. The Board has reviewed the landscape plan, including the designation of the removed trees and finds it acceptable.
 - d. The general palette of materials is compatible with the other materials and history of the neighborhood.
 - e. The general health, safety, and welfare is acceptable including the inclusion of two parking spaces on the side of the property.
 - f. The project does not impede views as it sits within the neighborhood.
 - g. The neighborhood is defined as the Braemar Ranch neighborhood, off of Cliff Drive.
2. 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.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 5:35 TO 5:40 P.M. ***

(5:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. 1103 HARBOR HILLS DR

Assessor's Parcel Number: 035-314-021
Zone: RS-15
Application Number: PLN2019-00492
Owner: Herman and Teri Roup, Trustees
Applicant: Kevin Cappon

(Proposal for 775 square feet of additions to an existing 1,772 square-foot single-unit residence with a 420 square-foot carport. Proposal includes demolition of existing deck, removal of existing carport, removal of existing atrium, and removal of roof to be replaced with a new roof configuration. Project also includes a new 456 square-foot attached two-car garage with a 456 square-foot Accessory Dwelling Unit (ADU) at the second level for a total of 912 square feet of accessory space. A new 827 square-foot deck with guardrails, new doors and windows, new siding, and a new trash enclosure are also proposed. The proposed total of 3,459 square feet of development on 15,883 square-foot lot in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested. On June 17, 2020, the project received Staff Hearing Officer approval of Zoning Modifications to allow encroachments in the Front Setback and an increase in roof height in the interior setback (SHO Reso 011-20). Project requires substantial conformance to the plans that received Staff Hearing Officer Approval. Project requires Neighborhood Preservation, and Hillside Design & Sloped Lot findings. Project was last reviewed December 9, 2019.

Actual time: 5:40 p.m.

Present: Dylan Henderson, Applicant

Public comment opened at 5:55 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. 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 Board has reviewed the topography and location of the project next to the park, and the contemporary design does in fact present a newer architectural style within this neighborhood, but it is acceptable since the Board has approved similar contemporary designs uphill from the project.
 - b. The scale of design has been previously addressed, in particular the relationship between the main house and ADU unit.
 - c. The Board recognizes that the applicant will make significant effort to retain and protect the specimen Oak trees. The Board is concerned about the Staff Hearing Officer's decision to require the planting of 3 large Oak trees below the existing

Oak tree but everything else is acceptable, particularly the Tier 3 Storm Water Management plan.

- d. The project does not present any health or safety issues.
 - e. The project follows Good Neighbor Guidelines.
 - f. The project does not inhibit public views, particularly across from the ravine and canyon and upper portion of this neighborhood.
2. The neighborhood is defined as Harbor Hills Drive, and La Coronilla Drive on down through Harbor Hills Drive.

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

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:21 P.M. ***