



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES AUGUST 3, 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 (at 4:05 p.m.)  
Members absent: None  
Staff present: Unzueta; Timmy Bolton, Associate Planner; Ellen Kokinda, Planning Analyst; 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 20, 2020**, as submitted.

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

### C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **July 27, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **August 3, 2020**, as reviewed by Board Members Sweeney and Richards.

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

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

Board Member James announced that she will be stepping down from the SFDB after the August 27, 2020 meeting.

E. Subcommittee Reports:

No subcommittee reports.

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

1. **3150 SEA CLIFF**

Assessor's Parcel Number: 047-091-011

Zone: A-1/SD-3

Application Number: PLN2020-00301

Owner: Chris and Jenn Arreguin

Applicant: Kristin Stoyanova

(Proposal to demolish existing single unit residence and construct a new 4,097 square foot single unit residence with a new detached 771 square foot garage, new pool cabana, hardscape and landscape improvements, and a new 6-foot tall site wall with remotely actuated vehicular gates and two pedestrian gates. An Accessory Dwelling Unit is proposed under a separate permit. The project site is located on a 102,357 square foot lot with a slope of 27% in the Hillside Design District and the Non-Appealable Jurisdiction of the Coastal Zone. The proposed 5,153 square feet of development is 90% of the maximum guideline floor-to-lot area ratio (FAR).)

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

Actual time: 3:13 p.m.

Present: Dan Weber, Applicant, Anacapa Architecture; Kristin Stoyanova, Applicant, Anacapa Architecture; and Dan Weber, Anacapa Architecture

Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

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

1. The design of the project blends in with the neighborhoods, especially with the green roof.
2. Show potential trees to be planted.
3. Show the building height of the project in comparison to neighbors.
4. Provide a detailed color board for the concrete panels and exterior wood screening.
5. Show a full landscape plan, including a plant list for green roof.
6. The six foot high fence at the front lot line is acceptable.
7. The size of the lot is so large that even though the FAR is 90%, the house will not overpower the lot.

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

**(4:00PM) CONTINUED ITEM: CONCEPT REVIEW****2.****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

(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. Project was last reviewed July 6, 2020.**

Actual time: 4:23 p.m.

Present: Steve Fort, Applicant; Daniel Murphy, Applicant; Dale Weber, Applicant; and Michael McGowan, Applicant

Public comment opened at 4:48 p.m., and as no one wished to speak, it closed.

**Motion: Continue to the Planning Commission with comments:**

1. The Board has positive comments about this project.
2. The reduction of FAR to 85% is appreciated.
3. The change from glass to cable railings is appreciated.
4. The landscape plan is acceptable.
5. Review the glass on the second floor and consider moving the wall back in order to shield any lantern effects.
6. The 1-foot reduction of plate heights of the building is appreciated.
7. Consider down lighting the Oak trees.

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

**\* THE BOARD RECESSED FROM 5:14 TO 5:20 P.M. \***

**(4:50PM): PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**3. 102 SANTA ROSA PL**

Assessor's Parcel Number: 045-201-018  
Zone: E-3/SD-3  
Application Number: PLN2018-00625  
Owner: 102 Santa Rosa, LLC  
Applicant: Leonard Thomas

(Proposal to demolish an existing 840 square foot, one-story, single-unit residence with an attached 284 square foot garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR).

**Project Design Approval and Final Approval is requested. On July 2, 2020, the project received Planning Commission approval of a Coastal Development permit (PC Reso 004-20). Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed by SFDB on March 2, 2020.**

Actual time: 5:20 p.m.

Present: Clay Aurell, Applicant; and Margie Grace, Landscape Designer

Public comment opened at 5:41 p.m.

The following individuals spoke:

1. Jeff Lovegreen

Public comment closed at 5:43 p.m.

**Motion: Project Design Approval for return to Consent 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 design of the home is compatible with the neighborhood.
  - b. The project uses quality materials and architectural details compatible with the neighborhood.
  - c. The landscaping and meadow planting is appreciated, as well as the fence along Shoreline Drive
  - d. There are concerns about massing, but the Board has decided to move forward with the project.
  - e. The project follows Good Neighbor Guidelines

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: Ferrell/James, 2/5/0. (Miller, James, Moticha, Sweeney, and Ziegler opposed.) Motion failed.

**Motion: Continue two weeks to Full Board with comments:**

1. Reduce the first floor and second floor plate heights. The second floor shall be closer to 8 feet for ceiling height, and closer to 9 feet for the second floor eave plate height.
2. The Board is generally supportive of architectural style and remaining portions of project.
3. The Board is not supportive of the window fenestrations and proportions indicated on all elevations, and the way to remedy this is to reduce floor to floor plate heights and the general height of the building

Action: Sweeney/Moticha 7/0/0. Motion carried.

**\* MEETING ADJOURNED AT 6:27 P.M. \***