



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES AUGUST 17, 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 3:02 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, James, Ferrell (absent 3:13 - 3:36 p.m.), Moticha, and Sweeney
Members absent: Richards and Ziegler
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 **August 3, 2020**, as submitted.

Action: Moticha/Ferrell, 5/0/0. (Richards and Ziegler absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 10, 2020**, as reviewed by Board Members Sweeney and James.

Action: James/Ferrell, 5/0/0. (Richards and Ziegler absent.) Motion carried.

Motion: Ratify the Consent Calendar of **August 17, 2020**, as reviewed by Board Members Sweeney and James.

Action: James/Moticha, 5/0/0. (Richards and Ziegler absent.) Motion carried.

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

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:10PM) NEW ITEM: CONCEPT REVIEW

1. **155 CEDAR LN**

Assessor's Parcel Number: 015-083-027

Zone: RS-15

Application Number: PLN2020-00293

Owner: Christian and Jenna Menard

Applicant: Margie Grace

(Proposal for site work in the rear yard of an existing single unit residence. Alterations include two free-standing shade structures, block retaining walls, a new pool, natural gas fire pit, new patio paving, and a new lawn and landscaping. Project is located on a 16,335 square foot lot in the Hillside Design District, with an average slope of 27%.)

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

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Ferrell recused herself from hearing this item due to the proximity of the project to her home.

Actual time: 3:11 p.m.

Present: Margie Grace, Applicant

Public comment opened at 3:22 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Board gives the project positive comments.
2. Provide photographs of guard rails on top of concrete retaining walls.
3. Inform neighbors regarding heights of walls and hedges, and discuss measures to maintain the hedges at the property lines.
4. Provide information on public safety of the pool.
5. Any proposed lighting shall be down lighting.
6. Show locations of handrails on all steps and staircases.

Action: Moticha/James, 4/0/0. (Ferrell, Richards and Ziegler absent.) Motion carried.

(3:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

2. 3240 CAMPANIL DR

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

(Demolish existing 3,599 square foot single family residence and construct new single story 2,745 square foot residence, 526 square foot 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 requirements. Construct 8 foot tall fencing along the easterly interior lot line and 6-foot driveway gate. Construct new outdoor fire pit and outdoor shower. Install 16 detached solar panels. New outdoor BBQ. Various outdoor steps and gravel paths. Construct 6' high max retaining walls and 42" guardrails. Grading is expected to be approx. 1,294 cubic yard cut and 1,294 cubic 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).)

Project Design Approval is requested. Project Requires Neighborhood Preservation, Hillside & Sloped Lot, and Grading Findings. Project was last reviewed June 8, 2020.

Actual time: 3:36 p.m.

Present: Steve Welton, Applicant; and Robert Collins, Architect

Public comment opened at 4:03 p.m., and as no one wished to speak, it closed.

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

1. The Board makes the finding that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages, or water storage facilities to which the property drains; and the proposed grading will not cause a substantial loss of southern oak woodland habitat.
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.
3. 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 colors are appropriate. The wooden fence proposed around property has been discussed, and the fence color and landscaping plan on eastern property line will allow for it to disappear. The remaining architectural materials of concrete steel and wood are appropriate to the eclectic neighborhood.

- b. No significant tree removal is proposed.
- c. The general, health, and safety of the project has been addressed.
- d. Good Neighbor Guidelines have been addressed, in particular the fences between the property owners.
- e. The project does not impede any public views.

Action: Sweeney/Moticha, 5/0/0. (Richards and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

(4:40PM) CONTINUED ITEM: 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). Planning Commission review is required for a requested Coastal Development Permit.)

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 August 3, 2020.

Actual time: 4:29 p.m.

Present: Clay Aurell, AB Design Studio; Joe Plowman, Owner; Leonard Thomas, Applicant; and Margie Grace, Landscape Designer

Public comment opened at 5:01 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. 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. The Board understands that soil will be removed for the basement but that the basement is not in the purview of the Board.
2. The building scale has now been developed to meet compatibility with the neighborhood.

3. The Board will approve the raising of the roof area by six inches over the easterly and westerly wing at the second floor, which will move the eave line up six inches, and the door height shall also be moved up in order to maintain the proportion between the header of the door and bottom of the eave. All other conditions on the drawings submitted are sufficient to make the scale of the home compatible to the neighborhood.
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 bulk of the home has been previously determined to be acceptable, including the FAR calculations. The general size of home is acceptable.
 - b. The general style and architectural character is compatible with neighbors, as the adjacent homes have a similar style.
5. The quality of architecture and materials is appropriate.
6. There will be no significant trees altered. The tree in northeast corner shall be boxed and this has already been discussed with adjacent neighbors.
7. The project follows Good Neighbor Guidelines.
8. General public health, safety, and welfare is preserved.
9. Public views are not inhibited by the nature of the structure. The Board has been advised by legal counsel that the Board does not guarantee individual private views from properties.

Action: Sweeney/James, 4/1/0. (Moticha opposed. Richards and Ziegler absent.) Motion carried.

Individual comments: Board Member Moticha stated that scale of the project is still too large.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 5:38 TO 5:45 P.M. ***

(5:20 PM): CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. 506 YANKEE FARM RD

Assessor's Parcel Number: 047-030-025
Zone: A-1/SD-3
Application Number: PLN2019-00620
Owner: Stanley Drive Holdings, LLC
Applicant: William Wolf

(Proposal to demolish the existing residence and construct a new 4,032 square foot single-unit residence with an attached 750 square foot two-car garage located on a lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal also includes a new pool and spa, pool deck, site walls, paving, landscaping, and hardscape, and two uncovered parking spaces. The proposed total of 4,782 square feet of development, located on a 38,490 square foot lot in the Hillside Design District is 98% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 5:45 p.m.

Present: William Wolf, Applicant; and Stacy Fausset, Landscape Architect

Public comment opened at 6:24 p.m.

The following individuals spoke:

1. David Young

Written correspondence from Jeffrey Young and Lori Rafferty was acknowledged.

Public comment closed at 6:28 p.m.

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

1. The in-depth landscape plan, hedging, and screening is appreciated.
2. The proposed materials and colors are acceptable for the neighborhood and maintain natural appearance.
3. Reconsider the placement and configuration of the pool equipment.
4. The height of the home is considerate to neighbors and the additional parking is appreciated.
5. The dry stream bed solution for Tier 3 Storm Water Management is acceptable.
6. 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 development will be compatible with neighborhood.
 - b. The project uses quality architecture, design, and materials.
 - c. The project follows Good Neighbor Guidelines.
7. 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, 5/0/0. (Richards and Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 7:03 P.M. ***