



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES AUGUST 31, 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, Ferrell, Moticha, Richards, Sweeney, and Ziegler
Members absent: James
Staff present: Unzueta; Timmy Bolton, Associate Planner; Ellen Kokinda, Planning Analyst; Matthew Ozyilmaz, Planning Technician; Hamilton; and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Thomas Fogel
2. Fred Sweeney

Written correspondence from Jens Sorensen, Fred Sweeney, and Brian Miller was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **August 17, 2020**, as submitted.
Action: Ziegler/Sweeney, 6/0/0. (James absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **August 24, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **August 31, 2020**, as reviewed by Board Members Sweeney and Richards.

Action: Ferrell/Moticha, 6/0/0. (James 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.

(3:15PM) NEW ITEM: CONCEPT REVIEW

- 117 CALLE BELLO**
Assessor's Parcel Number: 015-340-003
Zone: RS-25
Application Number: PLN2020-00394
Owner: Eric Swenson
Applicant: Andres Parancan

(Proposal to remove the existing Spanish tile roof and install a new 234 gauge steel/Galvalume standing seam metal roof in the dark bronze color. Project site is located on a 79,820 square foot lot in the Hillside Design District with an average slope of 25%.)

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

Actual time: 3:22 p.m.

Present: Andres Parancan, Applicant

Public comment opened at 3:27 p.m.

The following individuals spoke:

- Richard St. Clair

Public comment closed at 3:30 p.m.

Motion: Continue indefinitely with comments:

1. The Board cannot support a standing seam metal roof in this neighborhood because it is not compatible with the neighborhood and does not follow good neighbor guidelines.
2. The neighborhood is defined as Barker Pass, Calle Bello Rd, to Barker Pass Road, and to the City limits.

Action: Ferrell/Sweeney, 5/1/0. (Ziegler opposed. James absent.) Motion carried.

(3:55PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**2. 301 MOHAWK RD**

Assessor's Parcel Number: 041-323-004
Zone: E-3/SD-3
Application Number: PLN2019-00122
Owner: Ryan Mori
Applicant: Jacob Niksto

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,275 square foot ground floor, 801 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

Project Design Approval is requested. An Administrative Exception is requested to allow a 14-foot hedge to be located in the interior setback. Project requires Neighborhood Preservation Findings. Project last reviewed on March 2, 2020.

Actual time: 4:00 p.m.

Present: Jacob Niksto, Applicant; and Jessica Harlin, Landscape Architect

Public comment opened at 4:15 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 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 indicated that the general appearance is consistent with the neighborhood in terms of size, bulk, and scale. The Board has addressed the height of the building and took into consideration the proposed roof.
 - b. The quality of architecture and materials is consistent with other contemporary homes in the neighborhood.
 - c. Trees are proposed to be removed but have been reviewed by Parks and Recreation and the Public Works Department and the applicant is replacing the trees as required by those reviews.

- d. The project addresses general health, safety, and welfare.
- e. Good Neighbor Guidelines have been addressed, particularly the placement of the six foot walls on Carlton Way. The wall will address southern neighbor noise concerns
2. The Board requests that the applicant brings sample of the single ply roofing material in the light grey color. If solar panels are installed, framing shall be a dark black to match surface of the panels.
3. The hedge of 12 feet at the west and north are acceptable to exceed the eight foot hedge height. This agreement between neighbors addresses privacy and sound concerns.
4. The project does not impede views given its location.

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

*** THE BOARD RECESSED FROM 4:28 TO 4:36 P.M. ***

(4:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 1789 CALLE PONIENTE

Assessor's Parcel Number: 041-021-017
 Zone: RS-6
 Application Number: PLN2019-00200
 Owner: Thomas A. & Joan N. Gilles
 Applicant: Don Swann

(Proposal to construct a new 1,847 square foot two-story single-unit residence with an attached 426 square foot garage and 143 square foot basement. Project includes removal of several trees and new landscaping. A new wood deck, flagstone patio, and covered porch are also proposed. The proposed total of 2,416 square feet of development on a 9,534 square foot lot in the Hillside Design District is 67% of the maximum allowable floor-to-lot area ratio (FAR).)

Project requires Neighborhood Preservation and Hillside Design & Sloped Lot findings. Project was last reviewed on March 2, 2020.

Actual time: 4:38 p.m.

Present: Tom Gilles, Owner; and Don Swann, Applicant

Public comment opened at 4:49 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 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.
2. 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 uses quality architecture and materials.

- b. The project is consistent with the neighborhood and enhances the street.
- c. Size, bulk, and scale is appropriate.
- d. The landscape plan is acceptable. The proposed tree removal will not impact the neighborhood.
- e. Health, safety, and welfare are preserved.
- f. Good Neighbor Guidelines have been followed.
- g. No public views will be impacted.

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

*** MEETING ADJOURNED AT 5:10 P.M. ***