



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES SEPTEMBER 14, 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, Moticha, Richards, Sweeney, and Ziegler
Members absent: None
Staff present: Unzueta; Timmy Bolton, Associate Planner; 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 31, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 8, 2020**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Hamilton announced the following:

- a. Item 1, 1460 La Cima Rd is postponed indefinitely at the applicant's request.
- b. Planning Staff has contacted the Fire Department regarding developments in High Fire hazard areas. An agenda date will be set for a future meeting with the Fire Department.
- c. An agenda date for amendments to the Grading Ordinance will be set after October 5th.
- d. In order to be listed as an interested party, you have the option to submit an email request to the ABR Secretary, call the ABR Secretary, or submit a written request via US Postal Service.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **1460 LA CIMA RD**

Assessor's Parcel Number: 041-022-029
Zone: RS-6
Application Number: PLN2019-00279
Owner: Robert and Christopher Tracy
Applicant: Warner Young

(Proposal to demolish an existing detached 449 square foot two-car garage and construct a new 702 square foot two-car garage with a new 698 square foot accessory dwelling unit (ADU) on the second story. The lot includes an existing one-story 1,987 square foot single-unit residence. Project includes a new deck and outdoor stairs, new retaining wall, and related site grading. The proposed total of 3,379 square feet of development on an 11,440 square foot lot in the Hillside Design District is 86% 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 & Sloped Lot findings. Project was last reviewed July 8, 2020.

Item postponed indefinitely at the applicant's request.

*** THE BOARD RECESSED FROM 3:22 TO 3:47 P.M. ***

(4:00PM) NEW ITEM: CONCEPT REVIEW

2. [135 PALISADES DR](#)
Assessor's Parcel Number: 041-343-004
Zone: E-3/SD-3
Application Number: PLN2020-00404
Owner: Brent R. Baldwin
Applicant: Lauren Deason

(Proposal to demolish an existing 586 square foot residence with an attached 296 square foot garage, and construct a new 2,077 square foot two-story single family residence with attached 400 square foot two-car garage and an attached 591 square foot accessory dwelling unit (ADU under separate permit). The proposed 2,477 square feet of development on a 7,209 square foot lot is 84% of the maximum allowable floor to lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings.

Actual time: 3:47 p.m.

Present: Lauren Deason, Applicant; and Dawn Sherry, Applicant

Public comment opened at 3:59 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. In general, the Board is in favor of the approach to style of architecture, recognizing there a similar homes in neighborhood. Dissenting Board members would indicate that a cottage style would be more amenable to neighborhood.
2. The general size and FAR is acceptable (the 84% FAR does not include the ADU).
3. Reconsider the roof deck, a majority of the Board is not in favor of the deck and would like to see a smaller deck.
4. The Board would like further study of the clerestory elements over the living area so that they match the proportions two-thirds of the window openings of the second floor.
5. The second floor deck shall be 15 feet from the property lines as presented in SFDB Guidelines.
6. Applicant shall study the overhangs and eyebrows over the windows to insure heat or direct sunlight is not a problem in areas where larger windows are used.
7. The Board would like further definition of a landscape plan both in front and rear yards. Note that the Board does review such plans and recognizes in many cases that homeowner may not have sufficient funds, but emphasizes the need to do landscaping on the street side part of house.
8. Show the proposed color scheme for house.
9. Show any exterior lighting in landscaping and on surfaces or under parapets on the house.

Action: Sweeney/Ziegler, 6/1/0. (Miller opposed.) Motion carried.

(4:45PM) NEW ITEM: CONCEPT REVIEW**3. 111 CALLE BELLO**

Assessor's Parcel Number: 015-340-002
Zone: RS-25
Application Number: PLN2020-00359
Owner: Robert Hanrahan
Applicant: Lawrence Thompson

(Proposal to convert the existing attached garage into two bedrooms and two bathrooms, and to construct a new detached 2-car garage. Project site is located on a 76,166 square foot lot in the Hillside Design District with an average slope of 34%. The proposed total of 4,473 square feet of development is 83% 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 & Sloped Lot findings.

Actual time: 4:52 p.m.

Present: Lawrence Thompson, Applicant

Public comment opened at 4:57 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. The Board is in favor of changing the existing garage into two bedrooms and two bathrooms, and adding a new garage.

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

(5:30PM) NEW ITEM: CONCEPT REVIEW**4. 813 ARGUELLO RD**

Assessor's Parcel Number: 027-151-013
Zone: RS-15
Application Number: PLN2020-00385
Owner: Craig and Dawn Battles
Applicant: Kent Mixon

(Proposal for a 104 square foot first floor addition, a 115 square foot roof deck, and an interior remodel to an existing one-story single family residence. Project includes new retaining walls at the rear of the residence which will require 14 cubic yards of export. The proposed total of 1229 square feet of development on a 6,422 square foot lot is 43% of the maximum required Floor to lot area ratio (FAR).)

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

Actual time: 5:09 p.m.

Present: Kent Mixon, Applicant

Public comment opened at 5:18 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:

1. Confirm the stepped retaining walls and where they will be located and finished
2. Show houses on either side of property and relative distances from project to address privacy issues. The roof deck could be acceptable if it is located far enough away.
3. Consider making the trash enclosure in the front more attractive or consider relocating it.

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

*** MEETING ADJOURNED AT 5:40 P.M. ***