



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES SEPTEMBER 28, 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, Assistant Planner  
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 (at 4:10 p.m.)  
Members absent: None  
Staff present: Unzueta; Ellen Kokinda, Administrative Analyst; 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 **September 14, 2020**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **September 21, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **September 28, 2020**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Hamilton announced that the October 12, 2020 SFDB Meeting will include a discussion with Amber Anderson from the Fire Department regarding development standards in High Fire hazard areas.

2. Board member Miller announced that the appeal for 160 Conejo Rd. was denied.

## 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: Roberta 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 Findings and Hillside Design & Sloped Lot findings. Project was last reviewed July 8, 2020.**

Actual time: 3:20 p.m.

Present: Warner Young, Applicant

Public comment opened at 3:27 p.m.

The following individuals spoke:

## 1. Scott McCosker

Written correspondence from Scott McCosker, Mark Bacino, and John Cook was acknowledged.

Public comment closed at 3:22 p.m.

**Motion: Continue indefinitely with comments:**

1. Applicant shall remove any windows on the garage in order to eliminate privacy issues on the west elevation.
2. Show any surface lighting.
3. Provide a full landscape plan, a Tier 3 Storm Water Management plan, and show any bio swale planting.
4. Explore less invasive solutions for the bamboo screening material.
5. Show how the project relates to the new Grading Ordinance.
6. Show any potential permeable pavers.
7. Return with the previously reviewed plans.

Action: James/Sweeney, 5/1/1. (Miller opposed. Ziegler abstained.) Motion carried.

**(4:10PM) NEW ITEM: CONCEPT REVIEW****2. [1560 LA VISTA DEL OCEANO DR](#)**

Assessor's Parcel Number: 035-170-013  
Zone: RS-7.5  
Application Number: PLN2020-00424  
Owner/Applicant: Justin Reese

(Proposal for a 2,170 square foot addition to the existing residence, including an attached 440 square foot new garage. A new pool and detached Accessory Dwelling Unit are proposed under separate permits. The project site is located on a 15,603 square foot lot in the Hillside Design District with an average slope of 24%. The proposed total of 4,358 square feet of development is 100% 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 and Hillside Design & Sloped Lot Findings.**

Actual time: 4:27 p.m.

Present: Justin Reese, Applicant; and Bill Gregory, Applicant

Public comment opened at 4:44 p.m.

The following individuals spoke:

1. Sandy Verma

Written correspondence from Sandy Verma was acknowledged.

Public comment closed at 4:51 p.m.

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

1. The Board is not supportive of this project at this time.
2. The size, bulk, and scale of the proposal is not in keeping with neighborhood.
3. The design of the project is not in keeping with the neighborhood.
4. The neighborhood is defined as extending from Cliff Drive up to La Vista del Oceano Dr.
5. Consider keeping the FAR at 85%.
6. Consider reducing the deck.
7. Move the air conditioning units away from the roof.
8. Show a full landscape plan.
9. Communicate with neighbors and share plans as project progresses.

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

**\* MEETING ADJOURNED AT 5:23 P.M. \***