



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES OCTOBER 12, 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, James, Ferrell, Moticha, Richards (until 5:30 p.m.), Sweeney, and Ziegler

Members absent: None

Staff present: Tava Ostrenger, Assistant City Attorney; Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Hamilton; and Ternovskaya

## GENERAL BUSINESS

### A. Public Comment:

Written correspondence from Isabelle Walker was acknowledged.

No public comment.

### B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **September 28, 2020**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 5, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **October 12, 2020**, as reviewed by Board Members Sweeney and James.

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

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

1. Mr. Hamilton announced that Tava Ostrenger, Assistant City Attorney will give remarks regarding procedures related to public comment.
2. Ms. Ostrenger announced that when Staff intakes public comment, they are advised not to interpret the letters. The Secretaries simply state whether comment has been received. Public comment will be posted on the Board webpages and is a part of public record and can be requested.

## E. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) DISCUSSION ITEM****1. HIGH FIRE HAZARD AREAS**

Reference Number: PLN2019-00249

Staff: Amber Anderson

Fire Inspector II Amber Anderson will discuss Fire Department regulations as they relate to High Fire Hazard Areas.

Actual time: 3:17 p.m.

Present: Amber Anderson, Fire Inspector II

Staff comments: Ms. Anderson explained defensible space, a concept used to keep the public safe, ensure the safety of firefighters, and ensure the survivability of structures in wildland fires. Home hardening is putting features on a structure to ensure its survivability. She was available to answer any questions.

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

**Discussion held.**

**(3:45PM) CONTINUED ITEM: FINAL APPROVAL**

2. **160 CONEJO RD**  
Assessor's Parcel Number: 019-042-015  
Zone: RS-1A  
Application Number: PLN2018-00609  
Owner: Dario Pini  
Applicant: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 2,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires Neighborhood Preservation Findings and Hillside Design & Sloped Lot findings. Project requires substantial conformance to the plans granted Project Design Approval on March 2, 2020. Project was last reviewed March 2, 2020.**

**RECUSAL:** To avoid any actual or perceived conflict of interest, Chair Miller and Board Member Richards recused themselves from hearing this item in order to represent the applicant under the Political Reform Act and Fair Political Practices Commission rulings.

Vice Chair James read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 3:50 p.m.

Present: Brian Miller, Applicant; and Robert Richards, Landscape Architect

Staff comments: Mr. Hamilton stated that there is an error in the agenda footer language and Neighborhood Preservation Findings and Hillside Design & Sloped Lot findings were already made for the project.

Public comment opened at 4:08 p.m., and as no one wished to speak, it closed.

**Motion: Final Approval with the comment that once the ten-day appeal period is over, the Board does not have the authority to oversee construction as it is the responsibility of the Building department.**

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

The ten-day appeal period was announced.

**(4:15PM) NEW ITEM: CONCEPT REVIEW**

3. **202 LA PLATA**  
Assessor's Parcel Number: 045-151-016  
Zone: E-3/SD-3  
Application Number: PLN2020-00455  
Owner: Sean and Sheralyn Gavin  
Applicant: Barry Winick

(Proposal for a 630 square foot second story addition with a second floor terrace, and alterations to the first floor including a new retractable patio cover. Project site is located on a 6,482 square foot lot in the Non-Appealable jurisdiction of the Coastal Zone. The proposed total of 2,271 square feet of development is 99% 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.**

Actual time: 4:16 p.m.

Present: Barry Winick, Applicant; and Gustavo Zinkewich, Applicant

Public comment opened at 4:30 p.m., and as no one wished to speak, it closed.

Written correspondence from Jonathan Cates was acknowledged.

**Motion: Continue indefinitely with comments:**

1. Applicant shall add additional landscaping on both corners of La Plata and Calle Brevo.
2. Provide more definition and sections of the fence, show the design and materials.
3. The trellis element over patio area is too aggressive, either provide a smaller trellis element or provide a different configuration to make it more open.
4. Provide more definition for the bar area of the west terrace, and more definition and sections through all directions to show how the vegetable garden will work and be drained.
5. The east terrace is too large and inappropriate, reduce its size.
6. The bedroom terrace shall be reduced in size, including the landscaped area Sheet A-102.
7. The scale of the elevations need to be reworked so that the plate heights are reduced closer to 8 feet in the interior area. The roof elements and proportions need to be restudied at master bedroom elevation. Reduce the glazing in master bedroom as it faces directly to street.
8. Reduce or cover the stairway glass and glazing on the east elevation.
9. Show sections and configurations through any proposed terrace areas off the north elevation.
10. The window locations on the master bath and master bedroom are appropriate at a higher elevation, but the proportions and scale need to be brought down. Reduce proportions and scale of windows on the west elevation.
11. Show in some detail any proposed building lighting, exterior lighting, and lighting that would be part of roof terrace covers so that the Board can understand how it would affect lighting emanating from site to rest of neighborhood. Dark Sky Compliance is

an important part of the Board's review. Reduce the lantern effect that currently occurs throughout the home and the proposal.

Action: Sweeney/Moticha, 6/0/0. (Richards absent.) Motion carried.

#### **(5:10PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**

#### **4. 705 ISLAND VIEW DR**

Assessor's Parcel Number: 035-091-007  
Zone: RS-15  
Application Number: PLN2020-00051  
Owner/Applicant: Matthew Genovese

(Proposal for 293 square feet of additions at the lower level, 240 square feet of upper attic storage space, a new 253 square foot upper floor balcony, and site improvements to an existing 1,490 square foot, two-story, single-unit residence. Project also includes converting 441 square feet of garage space to habitable space and constructing a new 431 square foot, two-car garage. The proposed total of 2,903 square feet of development on a 10,320 square foot lot in the Hillside Design District is 83% of the required maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed March 2, 2020.**

Actual time: 5:21 p.m.

Present: Matthew Genovese, Applicant

Public comment opened at 5:36 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 changes made and proposed are in keeping with the characteristics of the neighborhood and will enhance the City of Santa Barbara.
  - b. The size, bulk, and scale is in keeping with neighborhood.
  - c. Quality materials and design are consistent with neighborhood, especially the second story which is in keeping with the existing second story design.
  - d. The project does not include the removal of trees.
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. Provide a color board and cut sheets of the proposed light fixtures

Action: Ferrell/Sweeney, 5/0/0. (Ziegler abstained. Richards absent.) Motion carried.

The ten-day appeal period was announced.

**\* MEETING ADJOURNED AT 6:10 P.M. \***