



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD MINUTES OCTOBER 26, 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

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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 (until 6:22 p.m.), Moticha, Richards, Sweeney, and Ziegler  
Members absent: Ferrell  
Staff present: Unzueta; Ellen Kokinda, Administrative Analyst; Timmy Bolton, Associate Planner; Hamilton; Barbara Burkhart, Planning Technician; and Ternovskaya

## GENERAL BUSINESS

### A. Public Comment:

Written correspondence from Natalie Grubb was acknowledged.

### B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **October 12, 2020**, as submitted.

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

## C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **October 19, 2020**, as reviewed by Board Members Sweeney and James.

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

Motion: Ratify the Consent Calendar of **October 26, 2020**, as reviewed by Board Members Sweeney and James.

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

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

Mr. Hamilton announced that Andrew Stuffer will be attending Nov 9<sup>th</sup> Full Board meeting to discuss amendments to the Grading Ordinance.

## E. Subcommittee Reports:

No subcommittee reports.

**(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**1. **1553 SHORELINE DR**

Assessor's Parcel Number: 045-173-043

Zone: E-3/SD-3

Application Number: PLN2019-00326

Owner: Rondal Dean Broome

Applicant: Trish Allen

(Revised project proposal for a one-story, 1,944 square foot single family residence with an attached 498-square foot garage, a 43 square foot storage space, a 34 square foot mechanical room, and 31 square foot trash enclosure. The project also includes a new patio, pool, and spa on a 23,333-square-foot vacant lot on the coastal bluff. Grading for the project would involve approximately 340 cubic yards of cut and 35 cubic yards of fill. The revised project requires Community Development Director approval of a Substantial Conformance Determination. The proposed total of 2549 square feet of development is 54% of the maximum guideline floor to lot area ratio (FAR).

**Project Design Approval is requested. Project requires substantial conformance to the plans that received Planning Commission approval of a Coastal Development Permit on August 13, 2020. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on November 11, 2019.**

Actual time: 3:11 p.m.

Present: Tom Ochnser, Applicant; Kimberley True, Landscape Architect; and Robert Dostalek, Associate Planner, City of Santa Barbara

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval for return to Full Board 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 applicant shall study the proportions and the scale of the higher roof.
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 project is consistent with the scenic character of the City and enhances the appearance of the neighborhood. The project is compatible because there are other homes nearby with contemporary architecture in the neighborhood. The Board has approved other projects nearby that do have a lantern affect but have found this project will not have a large impact off the bluff.
  - b. The project is consistent with the neighborhood in size, bulk, and scale.
  - c. Quality architecture and materials are used.
  - d. There is a specimen Oak tree on site that will be protected and cared for and will minimize impact on the site and neighboring area.
  - e. The project follows Good Neighbor Guidelines.
  - f. The project some impact on public views but the Planning Commission has previously reviewed the project and has indicated that the Coastal Commission Visual Policy is in alignment with the City's recommendations. The Board recognizes that information and the Board would recommend this project is in compliance for a substantial conformance determination.

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

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:28 TO 4:34 P.M. \***

**(4:00PM) NEW ITEM: CONCEPT REVIEW**

2. [3649 CAMPANIL DR](#)  
 Assessor's Parcel Number: 047-010-060  
 Zone: RS-1A  
 Application Number: PLN2020-00064  
 Owner: Michael Bollag  
 Applicant: Ed DeVicente

(Proposal to construct a new 7890 square foot single family residence with a 787 square foot attached garage on a vacant lot. New landscaping, new driveway and motor court, and new retaining walls. New pool and spa under separate permit. Project site is located on a 3.25 acre lot in the Hillside Design District with an average slope of 54%. The proposed total of 7,190 square feet of development is 115% of the maximum guideline floor to lot area ratio.)

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

Actual time: 4:34 p.m.

Present: Michael Stroh, Applicant

Public comment opened at 4:49 p.m.

The following individuals spoke:

1. Barry Young

Written correspondence from Brian & Jan Escalara, John & Bobbe Johnson, Barry Young and Robert Swanson was acknowledged.

Public comment closed at 4:53 p.m.

**Motion: Continue indefinitely with comments:**

1. Show more detail of the fencing materials and lighting.
2. Rectify the grade of the site with the steps in the planter.
3. Consider some large landscaping materials to reduce the perception of concrete near the turnaround at the entry in front of the building.
4. Potentially provide a three-dimensional rendering to show perspective on how the walls work due to the imposing slope of the project.
5. The utilization of the site is appreciated and the way the building has been tucked in to the hillside.
6. The Board may find the FAR acceptable because there are a lot of other homes over 100% in the neighborhood.
7. Provide a Twenty Closest Homes study.
8. Show colors and materials for the roof concept.
9. The Board appreciates that the applicant has met with neighbors and discussed the project.

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

**(4:45PM) NEW ITEM: CONCEPT REVIEW**

3. **1236 W MICHELTORENA ST**  
Assessor's Parcel Number: 041-101-009  
Zone: RS-6  
Application Number: PLN2020-00436  
Applicant/Owner: Gebran Esber

(Proposal to abate violations in ENF2018-00963, including permitting an as-built sunroom, garage door, kitchen bay window, and interior alterations. Project includes demolition of an as-built gas fireplace, removal of as-built exterior stairs at the north and west sides of the residence, and removal of an as-built skylight at the second floor den. Project also includes a second floor bedroom addition and a first floor addition to the kitchen area. Project requires Staff Hearing Officer review of a Modification to allow the as-built sunroom to encroach into the eastern interior setback. Project site is located on a 14,116

square foot lot in the Hillside Design District with an average slope of 70%. The proposed total of 1,936 square feet of development is 46% 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 and Sloped Lot Findings.**

Actual time: 5:28 p.m.

Present: Gebran Esber, Applicant

Public comment opened at 5:47 p.m., and as no one wished to speak, it closed.

Written correspondence from Mary Hobson & Paul Hartloff was acknowledged.

**Motion: Continue indefinitely to the Staff Hearing Officer with comments:**

1. The aesthetics of the proposal are appreciated.
2. The Board is supportive of the modification, but has concerns and more is research is required.
3. The applicant's discussion of the project with neighbors is appreciated.
4. The flow of the entry and the overall aesthetic of the project is acceptable.

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

#### **(5:30PM) NEW ITEM: CONCEPT REVIEW**

4. **335 SALIDA DEL SOL**

Assessor's Parcel Number: 045-021-004  
Zone: E-3/SD-3  
Application Number: PLN2020-00458  
Owner: Nicole and Edward Albada  
Applicant: Chris Cottrell

(Proposal for a 475 square foot second story addition, a 156 square foot second story deck, and a partial interior remodel. Project site is located on a 7,810 square foot lot in the Non-Appealable jurisdiction of the City's Coastal Zone. The proposed total of 2,614 square feet of development is 83% 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: 6:22 p.m.

Present: Chris Cottrell, Applicant

Public comment opened at 6:30 p.m., and as no one wished to speak, it closed.

Written correspondence from Barbara Logan was acknowledged.

**Motion:**        **Continue indefinitely to Consent for with comments:**

1. Provide larger columns or smaller walls.
2. The project will be ready for Project Design Approval at the next meeting.

Action:        Moticha/Sweeney, 5/0/0. (Ferrell and James absent.) Motion carried.

**\* MEETING ADJOURNED AT 6:41 P.M. \***