



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES

FEBRUARY 3, 2020

3:00 P.M.

David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Lisa James
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Jason Dominguez

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, James, Ferrell, Sweeney, Moticha, and Richards
Members absent: Ziegler
Staff present: Unzueta (3:39 – 4:38 p.m.), Monson, 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 **January 21, 2020**, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **January 27, 2020**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **February 3, 2020**, as reviewed by Board Members Miller and James.

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

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

1. Board Member Miller announced that he attended the American Institute of Architects (AIA) board meeting. Deborah Schwartz was a guest speaker and discussed new state laws regarding housing.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **301 MOHAWK RD**

Assessor's Parcel Number: 041-323-004

Zone: E-3/SD-3

Application Number: PLN2019-00122

Owner: Donald S. Mori Revocable Trust

Ryan Mori, Trustee

Applicant: Jacob Niksto, Architect

(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.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings. Project was last reviewed on April 2, 2019.

Actual time: 3:06 p.m.

Present: Jacob Niksto, Architect, Becker Henson Niksto Architects; and Jessica Harlin, Barefoot Design

Public comment opened at 3:21 p.m.

The following individuals spoke:

1. Luis Esparza

Public comment closed at 3:24 p.m.

Motion: Continue indefinitely with comments:

1. The applicant's effort to work with neighbors and their agreement to grow the hedge to 14 feet is appreciated.
2. The relocation of the swimming pool to the west side of the property is appreciated.
3. The cistern collection system for storm water is acceptable.
4. The applicant has shown both indoor and outdoor lighting that is compliant with the Night Sky Ordinance.
5. The increased roof overhang on the west side of the building is appreciated.
6. Consider using less glazing.
7. Provide taller landscaping to break up the large wood slat treatment on wall faces.
8. Render the drawings to show more depth and accurate depictions of the building.
9. Provide three dimensional renderings of how the new residence will fit in with the adjacent homes.
10. The landscape plan is very appropriate for the neighborhood and for this specific building.
11. Consider using another Australian Willow for the corner of the project.

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

(3:40PM) CONTINUED ITEM: CONCEPT REVIEW**2. [3333 BRAEMAR DR](#)**

Assessor's Parcel Number: 047-081-006
Zone: A-1/SD-3
Application Number: PLN2019-00291
Owner: TLC Family Trust
Lani and Tim Collins, Trustees
Applicant: Gil Barry

(Proposal to demolish an existing 1,688 square foot, one-story, single-unit residence with a 336 square foot attached garage, and construct a new, two-story, 3,385 square foot, single-unit residence with a detached 805 square foot, four-car garage. Project includes new balconies and patios. The proposed total of 4,190 square feet of development on a 50,595 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 85% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations in Enforcement Case ENF2019-00557.)

No final appealable action will be taken at this hearing. Project requires review from the Staff Hearing Officer for a Modification to allow the proposed garage to exceed the maximum allowed square footage of 750 square feet. Project requires Neighborhood Preservation findings. Project was last reviewed on July 8, 2019.

Actual time: 3:46 p.m.

Present: Gil Barry, Applicant; Erin O'Carroll, Landscape Architect; Lani Collins, Owner; Tim Collins, Owner; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard stated that Staff is supportive of the proposed garage exceeding the maximum allowed square footage. Staff typically does not support a circular driveway but she would recommend that the Board includes comments in their motion on the circular driveway for the Staff Hearing Officer's review.

Public comment opened at 4:00 p.m., and as no one wished to speak, it closed.

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

1. The scale of the garage is appropriate given the size of the lot and its distance from the property line.
2. Indicate on the drawings the location of the trash enclosure.
3. The driveway layout, material, and configuration (particularly the ability to have a planting strip) is appropriate.
4. The Board encourages Planning Staff and Transportation Staff to look at the Braemar Ranch area in regards to onsite parking.
5. The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with SFDB Design Guidelines. The lot and floor area Modification promotes an appearance of uniformity for the development at this particular site with regards to the main proposed residential structure.

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

(4:05PM) NEW ITEM: CONCEPT REVIEW

3. [3354 CLIFF DR](#)

Assessor's Parcel Number: 047-081-003
Zone: A-1/SD-3
Application Number: PLN2020-00010
Owner: Ann Collins-Burgard
Applicant: Mark Morando

(Proposal for an interior remodel and 1,773 square feet of additions to an existing 2,370 square foot single-unit residence with a detached 744 square foot three-car garage. Project includes converting 452 square feet of non-habitable space to habitable space. The proposed total of 4,887 square feet of development on a 70,184 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:19 p.m.

Present: Mark Morando, Applicant; and Ann Collins-Burgard, Owner

Public comment opened at 4:24 p.m.

The following individuals spoke:

1. Susan Strick, in support.

Public comment closed at 4:25 p.m.

Motion: Continue indefinitely with comments:

1. The Board gives the project positive comments.
2. The project will be a nice improvement.
3. Provide a color board, including metal roof materials.
4. Show outdoor lighting at the home and the front gate.
5. Show the seam and ridge details of the standing seam metal roof.
6. The project is suitable for the neighborhood.

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

(4:30PM) NEW ITEM: CONCEPT REVIEW**4. 630 MIRAMONTE DR**

Assessor's Parcel Number: 035-252-002
Zone: RS-15
Application Number: PLN2020-00012
Owner: Zaryn Dentzel
Applicant: Jose Sanchez

(Proposal to demolish an existing 1,993 square foot single-unit residence and construct a new 3,132 square foot three-story single-unit residence with a one and two-car garage for a total 956 square feet of garage space. Project includes new landscaping, driveway, and motor court. The proposed total 3,610 square feet of development on a 14,411 square foot lot in the Hillside Design District is 84% of the required maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 4:38 p.m.

Present: Jose Sanchez, Project Manager, Anacapa Architecture; Dan Weber, Architect, Anacapa Architecture; and Lila Boyce, Anacapa Architecture

Public comment opened at 5:05 p.m.

The following individuals spoke:

1. Zachary Siegel
2. Marsha Cutler
3. Robert Baird
4. Ralph Nair, opposed.

Public comment closed at 5:12 p.m.

Motion: Continue indefinitely with comments:

1. Provide site sections.
2. Applicant to review the Single Family Design Board Guidelines regarding the 15 foot setback from the property line for the deck and the pool.
3. Show lighting.
4. Show potential grading and how it will affect the downhill neighbors.
5. Show window and door details.
6. Provide samples of the rock material.
7. Provide a more detailed landscape plan.

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

(4:55PM) PROJECT DESIGN APPROVAL**5. 1142 HARBOR HILLS DR**

Assessor's Parcel Number: 035-313-003
 Zone: RS-15
 Application Number: PLN2019-00148
 Owner: Nancy Ann Jenkins
 Applicant: Tom Ochsner

(Proposal for a 523 square foot addition to an existing, 3,530 square foot, two-story, single-unit residence. The proposed project includes a new detached 425 square foot accessory structure, comprised of a one-car garage, workshop, elevator, and roof deck. The proposed total of 4,234 square feet on a 22,718 square foot lot in the Hillside Design District is 91% of the maximum guideline 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 on October 28, 2019.

Actual time: 5:42 p.m.

Present: Tom Ochsner, Applicant; and Tim O'Connor, Owner

Public comment opened at 5:51 p.m., and as no one wished to speak, it closed.

Written correspondence from Avo Semerjian was acknowledged.

Motion: Project Design Approval and continue indefinitely to Consent with comments:

1. Provide a more detailed landscape plan.
2. The basic layout in terms of the sizes of planting is acceptable. Use different planting other than seasonal wildflowers underneath the Arbutus for a major landscape feature.
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.
 - b. The project is consistent with the neighborhood in size, bulk, and scale.
 - c. Quality architecture and materials are used.
 - d. The project follows Good Neighbor Guidelines.
 - e. The project does not affect public views.

4. 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.
5. The Board did review the issues with building height, and has determined the building height does not exceed 18 feet and is within six inches of the City's zoning requirements. The project does not burden the site nor adjacent properties.

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

(5:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

6. 435 E VALERIO ST

Assessor's Parcel Number: 027-123-008
Zone: R-2
Application Number: PLN2019-00248
Owner: Peter L. Baay
Applicant: Serena McClintick

(Proposal to remodel the existing covered front entry of an existing 2,530 square foot single-unit residence with a detached 460 square foot two-car garage. Project also includes cantilevered trellises, and associated landscape and hardscape improvements.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on January 6, 2020.

Actual time: 5:59 p.m.

Present: Anthony Grumbine, Architect, Harrison Design; Serena McClintick, Applicant, Harrison Design; and Peter Baay, Owner

Public comment opened at 6:04 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The glass railing on the deck is acceptable due to its location in the backyard.
2. The fireplace stonework is appropriate.
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.
 - b. The entryway, covered walkway, and landscaping is consistent with the neighborhood.
 - c. Quality architecture and materials are used.
 - d. The landscaping is acceptable.
 - e. The project follows Good Neighbor Guidelines.

4. The neighborhood is defined as the Upper Eastside, including the area of Arrellaga Street, Valerio Street, Laguna Street, Olive Street, and extends to Grand Avenue and East Micheltorena Street.

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

(5:45PM) PROJECT DESIGN APPROVAL

7. 574 RICARDO AVE

Assessor's Parcel Number: 035-131-007
Zone: RS-15
Application Number: PLN2019-00215
Owner: Reward Ventures LLC
Applicant: Penn Hsu, Architect

(Proposal for an interior remodel of an existing single-unit residence with 499 square feet of additions on the first floor, and 610 square feet of additions on the second floor. The attached 499 square foot two-car garage is to remain. The project also includes a new 280 square foot deck. Project will address violations in Zoning Information Report ZIR2018-00244. The proposed total 2,433 square feet of development on a 7,400 square foot lot in the Hillside Design District is 94% of the maximum allowable 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 on June 10, 2019.

Actual time: 6:13 p.m.

Present: Penn Hsu, Applicant

Public comment opened at 6:24 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. The applicant shall study simplifying the roof shapes, particularly at the 2nd floor level and over the main entry element of the front door.
2. Consider reshaping the roof over the master bedroom on the 2nd floor.
3. Review the existing window at the garage and make it less obtrusive, given that it is a garage window.
4. The applicant shall review with the client the need for windows over the vanity sink area at the master bathroom.
5. Consider alternative window locations.
6. Applicant to return with a proposed color palette including roof finish materials.
7. Return with initial concepts of a more defined landscape plan.
8. Return with a concept review of exterior lighting as it related to the landscape plan and any lighting that has to be applied to building surfaces.

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

*** MEETING ADJOURNED AT 6:43 P.M. ***