



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### MINUTES

#### TUESDAY, FEBRUARY 18, 2020

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[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  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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### CALL TO ORDER

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

### ATTENDANCE

Members present: Miller, Ferrell, James, Moticha, and Richards (until 4:45 p.m.)  
Members absent: Sweeney and Ziegler  
Staff present: 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 **February 3, 2020**, as submitted.

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

#### C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 10, 2020**, as reviewed by Board Members Miller and James.

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

Motion: Ratify the Consent Calendar of **February 18, 2020**, as reviewed by Board Members Miller and James.

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

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

Board Member Richards announced he will be leaving the meeting early.

E. Subcommittee Reports:

No subcommittee reports.

### **(3:15PM) NEW ITEM: CONCEPT REVIEW**

1. **32 SKYLINE CIR**

Assessor's Parcel Number: 041-175-025

Zone: RS-15

Application Number: PLN2020-00040

Owner: Sarah A. Carr Living Trust

Sarah A. Carr, Trustee

Applicant: Troy Lobdell

(Proposal to remove the composition shingle roof on an existing single-unit residence located on a 10,394 square foot lot in the Hillside Design District and replace with a new dark brown standing seam metal roof. The project also includes re-roofing the garage in a dark grey PVC material.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

Actual time: 3:05 p.m.

Present: Sarah Carr, Owner; and Troy Lobdell, Applicant

Public comment opened at 3:10 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval 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 roofing is consistent with design of house.
  - b. The roofing is compatible with neighborhood and appropriate for this location. The roof colors blend with the landscaping and the neighborhood.
  - c. The project uses quality materials. The 16-inch wide panels with the 1 ½ inch high seams for the roof are acceptable.
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.

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

The ten-day appeal period was announced.

### **(3:35PM) NEW ITEM: CONCEPT REVIEW**

2. **665 CIRCLE DR**  
Assessor's Parcel Number: 013-121-005  
Zone: RS-6  
Application Number: PLN2020-00060  
Owner: Slager Family Trust  
Ruston Slager, Trustees  
Applicant: Garrett Gunning

(Proposal to replace the beige California shake roof on an existing single-unit residence with a new standing seam metal roof in Sierra Tan. Project is located on a 28,101 square foot lot in the Hillside Design District.)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

Actual time: 3:25 p.m.

Present: Allison Biskner, Wick's Roofing and Solar, Inc.; Ruston Slager, Owner; and Chuck Conte, Superintendent, Wick's Roofing and Solar

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

**Motion: Continue indefinitely with comments:**

1. Restudy the color choices and the size of the roof panels. Restudy the widths of the panels and the ridgeline of the roof.
2. Provide a better description or picture of the color of the existing house so that the Board can compare it to the roof color choice.

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

### **(3:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

3. **429 E MICHELTORENA ST**  
Assessor's Parcel Number: 027-252-029  
Zone: R-M  
Application Number: PLN2019-00387  
Owner: Kojian Miran Haig  
Applicant: Rejanne Leao

(Proposal for additions and alterations to an existing one-story 807 square foot single residential unit. An existing one-car garage is provided off-site (APN027-252-018). Project includes an interior remodel,

converting the existing enclosed front porch into 90 square feet of habitable space, relocating the water heater, a 4 square foot bathroom addition, and replacement and alteration of existing windows. The proposed total of 901 square feet of development on a 2,310 square foot lot is 41% of guideline maximum floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project is requesting a Minor Zoning Exception to allow window alterations located within the required interior setbacks. Project must comply with plans approved by the Staff Hearing Officer on November 20, 2019. Project requires Neighborhood Preservation findings. Project was last reviewed on September 30, 2019.**

Actual time: 3:50 p.m.

Present: Kojian Miran Haig, Owner

Public comment opened at 3:57 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval and Final Approval with comments:**

1. Draw in the defining line on Sheet A201 that delineates the water heater closet on the northeast elevation.
2. The Board finds the Minor Zoning Exception to allow window alterations located within the required interior setbacks acceptable.
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 compatible with the neighborhood.
  - c. The project uses quality materials.
  - d. The project complies with Good Neighbor Guidelines.

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

**\* THE BOARD RECESSED FROM 4:02 TO 4:15 P.M. \***

#### **(4:20PM) CONTINUED ITEM: CONCEPT REVIEW**

**4. [102 SANTA ROSA PL](#)**

Assessor's Parcel Number: 045-201-018  
Zone: E-3/SD-3  
Application Number: PLN2018-00625  
Owner: 102 Santa Rosa, LLC  
Applicant: AB Design Studio, Inc.

(Proposal to demolish an existing 840 square foot, one-story, single-unit residence with an attached 284 square foot garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on August 19, 2019.**

Actual time: 4:15 p.m.

Present: Clay Cottrell, Applicant; and Greg Christman, AB Design Studio, Inc.

Public comment opened at 4:28 p.m.

The following individuals spoke:

- 1. Jeffrey Thomas Lovegreen, opposed.

Public comment closed at 4:31 p.m.

**Motion: Continue two weeks with comments:**

- 1. Study reducing plate heights that indicate a change in size, bulk, and scale of the house, especially on the south elevation.
- 2. Provide a landscape plan.
- 3. Clarify the fence height notations on the site plan.

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

**(4:55PM) NEW ITEM: CONCEPT REVIEW**

- 5. **1402 GRAND AVE**  
 Assessor's Parcel Number: 029-110-047  
 Zone: RS-1A/RS-15  
 Application Number: PLN2020-00044  
 Owner: Joseph Kearns  
 Applicant: Richele Mailand

(Proposal to construct a new 686 square foot detached, two-car garage on a lot with an existing 2,765 square foot single-unit residence. The project will address violations in enforcement case ENF2016-00296. Project requires a substantial conformance determination from the Community Development Director. The proposed total of 3,217 square feet of development on a 129,849 square foot lot in the Hillside Design District is 53% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:58 p.m.

Present: Richele Mailand, Applicant

Public comment opened at 5:05 p.m.

The following individuals spoke:

1. Anna Campbell, opposed. Bernard Unterman ceded time to Ms. Campbell.
2. Mike Cahill, opposed.

Written correspondence from Mike and Linda Cahill was acknowledged.

Public comment closed at 5:18 p.m.

**Motion: Continue indefinitely with comments:**

1. The design of the garage is consistent with the City's scenic character.
2. The project will require a Tier 3 Storm Water Management plan, and will address concerns regarding the Creek.

Action: Ferrell/Moticha, 4/0/0. (Sweeney, Ziegler, and Richards absent.) Motion carried.

**(5:25PM) PRE-APPLICATION REVIEW**

6. [2121 LAS TUNAS RD](#)
- |                           |   |
|---------------------------|---|
| Assessor's Parcel Number: | 019-013-001   |
| Zone:                     | RS-1A   |
| Application Number:       | PLN2020-00052   |
| Owner:                    | Susan W. Sullivan Revocable Trust<br>Susan W. Sullivan, Trustee |
| Applicant:                | Eva Turenchalk  |

(One-time pre-application consultation requested for a new 4,364 square foot single-unit residence on a vacant lot with an attached 670 square foot two-car garage, covered porch, and pergola. The proposed residence includes 2,225 square feet on the main floor, 334 square feet of service area, 1,170 square feet of basement area, and 635 square feet of upper floor area. Project also includes construction of a new 12,000 square foot permeable driveway. The proposed total of 3,947 square feet of development, of which 50% of the basement and service area is excluded from the calculation, on a 44,950 square foot lot in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

**One-time pre-application consultation. No final appealable action will be taken at this hearing.**

Actual time: 5:29 p.m.

Present: Tom Henson, Becker Henson Niksto Architects; Jacob Niktso, Becker Henson Niksto Architects; Margie Grace, Grace Design Associates; Eva Turenchalk, Applicant; Erin LaBuda; Civil Engineer

Public comment opened at 5:41 p.m.

The following individuals spoke:

1. Craig H. Ensley, in support.

Written correspondence from Jonathan and Jennifer Blum, Jeff and Bruna Byrne, and Delia Smith was acknowledged.

Public comment closed at 5:47 p.m.

**Motion: Continue indefinitely with comments:**

1. The design of the project is in keeping with the City's scenic character.
2. The way that the house is worked into the topography is appreciated.
3. The retention of the trees and landscaping is appreciated.
4. Applicant will provide a Tier 3 Storm Water Management Plan.

Action: Ferrell/Moticha, 4/0/0. (Sweeney, Ziegler, and Richards absent.) Motion carried.

**(5:50PM) PROJECT DESIGN APPROVAL**

**7. 3070 SEA CLIFF**

Assessor's Parcel Number: 047-091-017  
Zone: A-1/SD-3  
Application Number: PLN2019-00596  
Owner: Chris and Tracy Feno  
Applicant: Kristin Stoyanova

(Proposal for a remodel and additions to an existing 2,196 square foot single-unit residence in the Hillside Design District. Project includes a new attached 563 square foot two-car garage, conversion of existing single-car garage to habitable space, existing carport area added to the front entryway, and additions of: 57 square feet, 209 square feet of storage space, and a 110 square foot sauna. Site improvements include an accessory building, new front wall and driveway gate, landscaping, hardscaping, and new pool and spa. The proposed total of 3,322 square feet of development on a 47,466 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

Actual time: 5:54 p.m.

Present: Kristin Stoyanova, Applicant, Anacapa Architecture

Public comment opened at 6:10 p.m., and as no one wished to speak, it closed.

**Motion: Project Design Approval for return to Consent with comments:**

1. The sample of the sterling grey color for the standing seam roof is appreciated.
2. The applicant will use a one inch roof seam that the Board previously requested.
3. Label the hardscape on the site plan.
4. The vegetative swale and detached gutters to channel water into the landscape is acceptable at this stage of the project.
5. The garage door is aesthetically appropriate.
6. The site wall on the property line is acceptable.
7. Provide evidence that the Administrative Exception for the fence has been approved by the Community Development Department prior to Final Approval.
8. 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 compatible with the neighborhood.
  - c. The project uses quality materials.
  - d. The project complies with Good Neighbor Guidelines.
9. 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.

10. The lighting choices and garage door materials are acceptable.

Action: James/Moticha, 4/0/0. (Sweeney, Ziegler, and Richards absent.) Motion carried.

**\* MEETING ADJOURNED AT 6:16 P.M. \***