CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Sweeney.

ATTENDANCE

Members present: Sweeney, Miller, Ferrell (absent 5:15 – 5:28 p.m.), James, Moticha, and Ziegler

Members absent: Richards

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 August 5, 2019, as submitted.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of August 12, 2019, as reviewed by Board Members Moticha and James.

Action: Miller/James, 6/0/0. (Richards absent.) Motion carried.
Motion: Ratify the Consent Calendar of **August 19, 2019**, as reviewed by Board Members Moticha and James.
Action: Ferrell/Ziegler, 6/0/0. (Richards absent.) Motion carried.

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

1. Ms. Monson announced the following:
   a. The next Single Family Design Board meeting will be on Tuesday, September 3, 2019 since City offices will be closed Monday, September 2, 2019 in recognition of Labor Day.
   b. Item 5, 639 Island View Drive, is postponed at the applicant’s request.
   c. There is a new format for Public Comment.
      - All public speakers are asked to deliver their public comment at the podium.
      - Public speaker slips should be filled out and turned into the box located near the Commission Secretary. The Secretary will retrieve the slips from the box, pass them to the Planning Technician, who will provide them to the Chair.
   d. Annual Recruitment for City Advisory Groups is in progress.
      - The resignation deadline for current Advisory Group members, who otherwise would not be at the end of their term, is Friday, September 13, 2019.
      - The application deadline for new appointments is Tuesday, September 24, 2019 at 5:00 p.m.
      - Interviews conducted by City Council will take place on
        - Tuesday, October 8, 2019 at 4:00 p.m.
        - Tuesday, October 15, 2019 at 4:00 p.m.
        - Tuesday, October 22, 2019 at 6:00 p.m.
      - New Advisory Group members will be appointed on Tuesday, November 12, 2019.
      - General information about each advisory group and the Application for Appointment, list of vacancies, vacancy notices and recruitment schedule may be obtained by visiting santabarbaraca.gov/Government/Boards_and_Commissions, or by contacting the City Clerk’s Office.
   e. Michelle Bedard, Assistant Planner, will be present during Item 1, 365 El Cielito Road.
   f. Board member training will take place on Friday, September 13, 2019.

2. Board Member Sweeney announced that the Historic Landmarks Commission, Architectural Board of Review, and the Single Family Design Board will give awards for design excellence to projects reviewed by the three Boards. Board member James and Board member Miller were appointed to a sub-committee to review nominated projects and make a recommendation to City Staff of their selected choices.

E. Subcommittee Reports:

No subcommittee reports.
(3:15PM) REVIEW AFTER FINAL APPROVAL

1. **365 EL CIELITO RD**
   - Assessor’s Parcel Number: 021-082-005
   - Zone: RS-1A
   - Application Number: PLN2018-00432
   - Applicant: Xorin Balbes, Owner

(Proposal for revisions to a previously approved project. Approved project was a proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project included permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop, relocating and permitting the water tanks, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception was requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project addresses violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Revisions to approved project include permitting an as-built metal fence with a stucco wall base ranging in height from 6'-0" to 7'-6", new metal pool fence enclosures ranging from 5'-0" to 6'-0" in height, and site improvements.)

No final appealable action will be taken at this meeting. Review After Final is requested for revisions to the site wall and pool fencing. Project requires a Minor Zoning Exception to allow the fence height to exceed the maximum allowed height of 3'-6” within 10'-0” of the front setback, and a Minor Zoning Exception to allow a trash enclosure to be located in the secondary 35'-0" front yard setback. Project requires review from the Staff Hearing Officer for a Front Yard Modification to allow accessory structures (pool equipment shed and a chicken coop) located within the front yard, and a Front Setback Modification to allow a second driveway and uncovered parking located within the front (secondary) setback off of Cielito Lane. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on March 4, 2019.

Actual time: 3:21 p.m.

Present: Xorin Balbes, Applicant; Paul Ashley; and Michelle Bedard, Assistant Planner, City of Santa Barbara

Staff comments: Ms. Bedard clarified that no final appealable action will be taken at this hearing, and that the project will return back to the Board after review by the Staff Hearing Officer. She requests that the Board provide comments on the requested modifications for the chicken coop, pool equipment and parking in the front setbacks.

* The Board recessed from 3:30 to 3:38 p.m. in order to review written correspondence*

Public comment opened at 3:38 p.m.

The following individuals spoke:

1. Norah McMeeking
2. George Christopher Davis, opposed.
4. Bruna Trip, opposed.
5. Dale Fathe-Aazam
7. Penelope Cate, opposed.

Written correspondence from Norah McMeeking, Bruna Trip, Dale Fathe-Aazam, and Kenneth Rosenzweig were acknowledged.

Public comment closed at 3:54 p.m.

**Motion:** Postpone any action until further notice.

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

**Individual Comments:** Chair Sweeney requested, before the project moves any further or comes before the Board a representative from Building and Safety is to be present and explain building permit timelines of this property; also staff from the City Attorney’s Office needs to be present at the next hearing of this item.

(3:45PM) **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

2. **309 N SOLEDAD ST**
   
   Assessor’s Parcel Number: 031-382-009
   Zone: R-2
   Application Number: PLN2019-00138
   Owner: Eladio Soriano
   Applicant: Brett Ettinger

(Proposal to construct a 767 square foot two-story detached accessory dwelling unit (ADU) with a 446 square foot attached two-car garage. The existing 746 square foot residence is detached from the proposed ADU. Project includes new landscape and driveway improvements. The proposed total of 1,959 square feet on a 4,971 square foot lot is 81% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 15, 2019.**

Actual time: 4:22 p.m.

Present: Brett Ettinger, Applicant, Ferguson-Ettinger Architects; and Matt Shara, Ferguson-Ettinger Architects

**Staff comments:** Ms. Monson stated that Staff is recommending conditions of approval related to the Archaeological Monitoring Report, and that they be included as a part of the motion.

Public comment opened at 4:34 p.m., and as no one wished to speak, it closed.
Motion: Project Design Approval and Final Approval with comments:
1. The Board appreciates the applicant providing a full set of proper drawings.
2. The landscape plan and irrigation plan are 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 architecture and appearance is consistent with the scenic character of the City and enhances the appearance of the neighborhood.
   b. The project is compatible with the character of the neighborhood in its size, bulk, and scale.
   c. The project uses quality architecture in its design and materials.
   d. The project complies with Good Neighbor Guidelines.
4. Relocation of queen palm is acceptable.
5. If during construction, any unanticipated archaeological resources are found, building will stop and the City will be notified, asper the Memo for Standard Short-Term Construction-Related Conditions of Approval dated August 19, 2019.

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

(4:05PM) NEW ITEM: CONCEPT REVIEW

3. 1722 SANTA BARBARA ST
   Assessor’s Parcel Number: 027-112-021
   Zone: RS-15
   Application Number: PLN2019-00256
   Owner: Lois G. Capps Revocable Trust
   Lois Capps, Trustee
   Applicant: Dennis Thompson

(Proposal for a new 1,016 square foot one-story single-unit residence on a vacant lot. Project includes new fencing, a deck, a porch, and removal of nine existing fruit trees to be replaced with Avocado trees. The project requires review from the Single Family Design Board for two uncovered parking spaces. The proposed total of 1,016 square feet of development on a 10,875 square foot lot is 27% of the maximum allowable floor-to-lot area ratio (FAR).)

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

Actual time: 4:43 p.m.

Present: Dennis Thompson, Applicant

Staff comments: Ms. Monson stated that 1732 Santa Barbara Street, located northwest of the property, is a Historic Landmark.

Public comment opened at 4:47 p.m., and as no one wished to speak, it closed.
Motion: Continue indefinitely to Full Board with comments:
1. The Board provides positive comments.
2. The sensitivity displayed with the size, bulk, and scale of the design is appreciated.
3. The materials and quality of architecture are superior.
4. The design is compatible with the existing house and the surrounding neighborhood.
5. The two uncovered parking spaces are supportable.
6. Upon return, provide exterior lighting fixtures and fencing plans.
Action: James/Miller, 6/0/0. (Richards absent.) Motion carried.

(4:30PM) NEW ITEM: CONCEPT REVIEW

4. 2820 CLINTON TERRACE
Assessor's Parcel Number: 051-274-014
Zone: RS-7.5/USS
Application Number: PLN2019-00335
Owner: James and Britt-Marie Eyen Living Trust
James and Britt-Marie Eyen, Trustees
Applicant: Tom Ochsner

(Proposal for a 234 square foot remodel to an existing, 1,642 square foot, single-unit residence with a 348 square foot, attached two-car garage. Proposal includes relocating interior stairs, new exterior windows, demolishing existing trellis, and constructing a new deck and exterior staircase. Project also includes a new covered porch and trellis above garage. The existing total of 1,990 square feet of development on an 8,712 square foot lot is 59% of the maximum allowed floor-to-lot area ratio (FAR).)

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

Actual time: 4:57 p.m.

Present: Tom Ochsner, Applicant

Public comment opened at 5:04 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:
1. The relocation of the stairway is acceptable.
2. The replacement of the windows with metal clad windows of the same size is acceptable.
3. The gable over the front door and the front trellises are aesthetically pleasing, and will make the house charming.
4. Study the back deck and consider using a rectangular shape.
5. Restudy the outdoor staircase.
6. Show outdoor lighting.
7. Show any proposed landscaping and plantings especially if there is any proposed over the trellises.
Action: Ferrell/Moticha, 6/0/0. (Richards absent.) Motion carried.
(4:54PM) NEW ITEM: CONCEPT REVIEW

5. **639 ISLAND VIEW DR**
   Assessor’s Parcel Number: 035-112-001
   Zone: RS-15
   Application Number: PLN2019-00358
   Owner: Lanzon Buehler Revocable Trust
   Amy Buehler and Jess Lanzon, Trustees
   Applicant: Chris Cottrell

(Proposal for 75 square feet of additions to the first floor, a new 1,013 square foot second story, and 101 square feet of additions to the garage of an existing 1,459 square foot one-story single-unit residence with a 396 square foot attached two-car garage and a 509 square foot detached Accessory Dwelling Unit. Project includes an interior remodel, a new AC condenser, a new trellis, and facade improvements to the existing retaining wall. The proposed total of 3,588 square feet of development on a 10,647 square foot lot is 94% of the maximum allowable floor-to-lot area ratio (FAR).)

**Item postponed indefinitely at the applicant's request.***

(4:55PM) PROJECT DESIGN APPROVAL

6. **84 LA VISTA GRANDE**
   Assessor's Parcel Number: 015-083-012
   Zone: RS-15
   Application Number: PLN2019-00096
   Owner: Noel Living Trust
   Bob and Leila Noel, Trustees
   Applicant: Windsor Design

(Proposal for 746 square feet of additions to an existing, one-story, 2,745 square foot, single-unit residence with a 368 square foot attached carport, 143 square foot attached storage area, and 232 square foot basement. The project is proposing to convert the existing carport and storage area to a 422 square foot attached, two-car garage. Project includes landscape and hardscape improvements, new wood trellis, and new sheathing on roof. The proposed total of 4,145 square feet of development on a 14,375 square foot lot in the Hillside Design District is 97% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires compliance with Tier 3 SWMP requirements prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on May 13, 2019.***

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Ferrell recused herself from hearing this item due to the proximity of her residence to the project.

**Actual time: 5:15 p.m.**

**Present:** Alan Windsor, Applicant; and Leila Noel, Owner
Public comment opened at 5:22 p.m., and as no one wished to speak, it closed.

**Motion:**  **Project Design Approval and continue indefinitely to Consent with comments:**
1. The Board supports the changes that the applicant has submitted regarding the front entry roof system.
2. 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 consistency and appearance is consistent with the scenic character of the City and enhances the appearance of the neighborhood.
   b. The project is compatible with the character of the neighborhood in its size, bulk, and scale.
   c. The quality of architecture, materials, and proposed colors are appropriate for the style of the architecture. The paving materials presented are acceptable in terms of the driveway and fencing material on Sheet A-105. The 5 foot tall wood slats are acceptable.
   d. The project complies with Good Neighbor Guidelines.
3. The Board makes the finding that the Hillside Design District and Sloped Lot Findings criteria have been met as stated in Subsection 22.69.050.B of the City of Santa Barbara Municipal Code, with the following comments:
   a. The project avoids visible scarring and does not significantly modify the natural topography of the site or the natural appurtenance of any ridgeline or hillside.
   b. The Building scale maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.
4. The Good Neighbor Guidelines were followed.
5. The Board recognizes, on Sheet A0, the requirement to demolish the existing deck and stairs at the corner of the site.
6. Board recognizes the preliminary layout for the Storm Water Management Plan, that includes the two tanks, as depicted on Sheet C1.

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

The ten-day appeal period was announced.

**(5:20PM) PRE-APPLICATION REVIEW**

7.  **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.

(One-time pre-application consultation review of a proposal to demolish an existing 1,319 square foot, one-story, single-residential unit with an attached 250 square foot one-car garage. The project proposes a new 2,465 square foot two-story single-residential unit that includes an attached two-car garage. The project includes raised decks, walkways, landscaping and other site improvements. The
proposed total of 2,465 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 85% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

**One-time pre-application consultation review. No final appealable decision will be made at this hearing.**

Actual time: 5:28 p.m.

Present: Clay Cottrell, Applicant; and Greg Christman

Public comment opened at 5:37 p.m., and as no one wished to speak, it closed.

**Motion:** Continue indefinitely with comments:
1. The Board has concerns about the south elevations facing Shoreline Drive. Study variable plate heights to lessen the bulk of the building.
2. Consider lowering the west corner element of the whole structure in order to change the bulk of the building.
3. Study the windows on the east elevation.

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

* MEETING ADJOURNED AT 5:55 P.M. *