CALL TO ORDER

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

ATTENDANCE

Members present: Miller, Brentlinger, Klein, and Moticha
Members absent: Colasse and Arakelian
Staff present: Kokinda, Burkhart, Heidi Reidel, Planning Technician; and Fennessy

GENERAL BUSINESS

A. 2022 Election of Chair and Vice Chair.

Postponed to January 31, 2022.

B. 2022 Appointment of Consent Review Representatives and Subcommittees.

Postponed to January 31, 2022.

C. Public Comment:

Written correspondence from Marsha Cutler & Lynette Baird was acknowledged.

D. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of December 20, 2021, as submitted.
Action: Due to lack of quorum item continued to next SFDB Full Board meeting.
E. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of December 13, 2021, as reviewed by Board Members Klein and Moticha.
Action: Due to lack of quorum item continued to next SFDB Full Board meeting.

Motion: Ratify the Consent Calendar of January 10, 2022, as reviewed by Board Members Klein and Moticha.
Action: Due to lack of quorum item continued to next SFDB Full Board meeting.

Motion: Ratify the Consent Calendar of January 18, 2022, as reviewed by Board Members Klein and Moticha.
Action: Moticha/Klein, 4/0/0. (Colasse and Arakelian absent.) Motion carried.

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

1. Ms. Burkhart announced the following:
   a. Welcomed Board Member Brentlinger to the Board.
   b. Her last meeting staffing the SFDB Board will be January 18, 2022
   c. Heidi Reidel will be staffing SFDB Consent and Pilar Plummer will be staffing SFDB Full Board.

2. Ms. Kokinda announced that she will be the Acting Design Review Supervisor and the position for Design Review Supervisor is open for applications.

G. Subcommittee Reports:

No subcommittee reports.
NEW ITEM: CONCEPT REVIEW

1. **1384 SHORELINE DR**
   Assessor’s Parcel Number: 045-193-019
   Zone: E-3/SD-3
   Application Number: PLN2021-00545
   Owner: Jaime & Debbie Perez
   Applicant: Adam Sharkey

(Proposal to demolish the existing single-story single-unit residence and construct a new two-story single-unit residence with an attached garage. The project includes associated site and landscape improvements, a new pool, and pool amenity structure. The proposed total of 2,619 square feet on a 6,191 square foot lot is 96% of the maximum required floor-to-lot area ratio. Planning Commission review and approval is required for a Coastal Development Permit.)

No final appealable action will take place at this hearing. Neighborhood Preservation Findings will be required to be made for Project Design Approval.

Actual time: 3:15 p.m.

Present: Ken Radtkey, Applicant; Adam Sharkey, Applicant; Stefan Farmazon, Applicant; and Jaime & Debbie Perez, Owners.

Staff comments: Pilar Plummer, Assistant Planner stated that this is an initial concept review for a new residence. As noted in the project description this project requires a Planning Commission review of a Coastal Development Permit. Staff is looking for specific feedback about any consistency issues with the Neighborhood Preservation findings and general comments about size, bulk and scale of the building. The Board should consider whether or not they would like the project to come back for additional concept review prior to the Planning Commission review.

Public comment opened at 3:33 p.m., the following individuals spoke:

1. John and Lisa Miller
2. Francene Lieber

Written correspondence from John & Lisa Miller and Francene & Jesse Lieber was acknowledged.

Public comment closed at 3:39 p.m.

**Motion:** Return to Full Board for Concept Review with comments:
1. The Board finds that the design and style of the project is appropriate with the existing neighborhood.
2. The applicant shall study the possibility of lowering the plate heights.
3. The applicant shall study the relationship of garage structure compared to the other part of the front elevation.
4. The Board cannot support a translucent garage door.
5. The Board supports a row of windows on the upper part of garage door.
6. The applicant shall provide more clarity in terms of the fence height and how it relates to the adjacent neighbors.

Action: Miller/Moticha, 4/0/0. (Colasse and Arakelian absent.) Motion carried.
(4:15PM) NEW ITEM: CONCEPT REVIEW

2. **1510 SANTA ROSA AVE**
   - Assessor’s Parcel Number: 045-131-027
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00351
   - Owner: Kevin Hansen
   - Applicant: Mark Mansfield

(Proposal to demolish a detached 400 square foot two-car carport, construct a new 804 square foot basement, new detached 454 square foot two-car garage & new 783 square-foot Accessory Dwelling Unit (ADU) above garage. The project includes a new 300 square foot deck for the new ADU, a new 350 square foot deck above existing family room for the primary residence, and the enclosure of a 33 square foot breezeway for new habitable space. The proposed total of 3,567 square feet of development, on a 13,503 square foot lot, is 86% of the required floor-to-lot area ratio (FAR) maximum. A Coastal Exemption has been granted for the project under the Single Family Residence Exemption.)

No final appealable action will take place at this meeting. Neighborhood Preservation Findings will be required to be made for Project Design Approval.

Actual time: 4:08 p.m.

Present: Mark Mansfield, Applicant

Public comment opened at 4:24 p.m., and the following individuals spoke:

1. David Fainer
2. Tatiana Nazarenko

Public comment closed at 4:30 p.m.

**Motion:** Continue indefinitely to Full Board with comments:

1. The ceilings of ADU shall be brought down to 8’-6” or 8’-0’.
2. The applicant shall explain the solar access more openly and provide it on drawings to aid neighbors.
3. The applicant shall show the chimney height and location and specify the type of fireplace used to support the chimney.

Action: Moticha/Brentlinger, 4/0/0. (Colasse and Arakelian absent.) Motion carried.
CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. **20 EL PRADO PL**
   - Assessor’s Parcel Number: 051-310-005
   - Zone: RS-7.5/USS
   - Application Number: PLN2020-00522
   - Owner: Patrick Moore
   - Applicant: Jose Luis Esparza

(Proposal for a 35-square-foot addition to the first floor, and a new 620-square-foot second floor, of an existing 1,610-square-foot single-unit residence. The proposed total of 2,648 square feet of development on a 9,418 square foot lot is 75% of the maximum guideline floor to lot area ratio (FAR).)

**Project Design Approval is requested. Neighborhood Preservation Findings are required. The project was last reviewed on November 8, 2021.**

Actual time: 5:02 p.m.

Present: Jose Esparza, Applicant

Public comment opened at 5:08 p.m., and as no one wished to speak, it closed.

Written correspondence from Catherine A. Runkle & David B. Benjamin was acknowledged.

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

1. The applicant shall study the east elevation blank wall.
2. The applicant shall remove the shutters on south elevation.
3. The applicant shall remove the south elevation small window and put it on the east elevation.
4. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   c. The proposed buildings and structures are designed with quality architectural details to match the existing. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4”) or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
   e. The public health, safety, and welfare are appropriately protected and preserved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Klein/Moticha, 4/0/0. (Colasse and Arakelian absent.) Motion carried.

The ten-day appeal period was announced.

(5:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

4. 1135 HARBOR HILLS LN
Assessor’s Parcel Number: 035-314-012
Zone: RS-15
Application Number: PLN2021-00343
Owner: Will Skidmore
Applicant: Maritza Best

(Proposal for a 1,094 square foot addition to an existing 2,444 square-foot two-story single unit residence. The proposal includes removal of all existing wood siding to replace with stucco, and replacement of all windows and doors. Exterior deck additions with new railings, and the replacement of existing roof tile with metal roofing, are also proposed. The total 3,571 square feet of development, on a 15,422 square-foot lot, is 82% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on December 6, 2021.

* THE BOARD RECESSED FROM 5:25 TO 5:30 P.M. *

Actual time: 5:19 p.m.

Present: Clay Aurell, Applicant and Maritza Best, Applicant

Public comment opened at 5:43 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent for Final Approval, with comments:
1. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. 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.
   b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
c. The proposed buildings and structures are designed with quality architectural details and are an upgrade from the existing. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.

d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4") or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.

e. The public health, safety, and welfare are appropriately protected and preserved.

f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.

g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

Action: Klein/Moticha, 4/0/0. (Colasse and Arakelian absent.) Motion carried.

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 5:50 P.M. *