CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, Colasse, Arakelian (until 6:00 p.m.), Brentlinger, Klein, and Moticha (absent 3:45 p.m. - 5:46 p.m.)

Members absent: None

Staff present: Kokinda (until 4:30 p.m.), Barbara Burkhart, Assistant Planner; Heidi Reidel, Planning Technician; and Fennessy

GENERAL BUSINESS

A. 2022 Election of Chair and Vice Chair.

Board Member Miller was appointed as Chair.
Board Member Colasse was appointed as Vice Chair.

B. 2022 Appointment of Consent Review Representatives and Subcommittees.

Ms. Burkhart announced that the 2022 Consent Review Representatives will be Board Members Moticha, Colasse, and Miller on a three month rotation for Architectural Review and with Board Member Klein continuing for Landscape Review. Board Member Colasse is in rotation now as of January 24, 2022.

C. Public Comment:

No public comment.
D. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **December 20, 2021**, as amended.
Action: Klein/Colasse, 5/0/1. (Brentlinger abstained.) Motion carried.

Motion: Approve the minutes of the Single Family Design Board meeting of **January 18, 2022**, as submitted.
Action: Brentlinger/Moticha, 5/0/1. (Colasse abstained.) Motion carried.

E. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **December 13, 2021**, as reviewed by Board Members Klein and Moticha.
Action: Brentlinger/Moticha, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **January 10, 2022**, as reviewed by Board Members Klein and Moticha.
Action: Brentlinger/Colasse, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of **January 31, 2022**, as reviewed by Board Members Colasse and Klein.
Action: Klein/Brentlinger, 6/0/0. Motion carried.

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

No announcements.

G. Subcommittee Reports:

No subcommittee reports.
(3:15PM) CONTINUED ITEM: FINAL APPROVAL

1. **116 SANTA CRUZ BLVD**
   - Assessor’s Parcel Number: 045-184-001
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00129
   - Owner: Ochs Raymond & Colberg-Ochs Sheri Revocable Trust
   - Applicant: Jonathan Villegas

(Proposal to construct a 175 square-foot first-floor addition and a new 691 square-foot second-story to an existing single-unit residence. The project includes a 181 square-foot second-floor wrap-around balcony, at the south and west elevations and a 154 square-foot second-floor balcony, at the east elevation, with a metal spiral stair that provides access to an 80 square-foot roof deck. Demolition of the existing roof and existing wood decks would occur as part of the project. The new roof is proposed to be finished with standing-seam metal roofing material. The project also includes an interior remodel, new windows and doors throughout, and replacement of the existing wood siding with a smooth plaster finish. The proposed 3,020 square feet of development, on a 9,415 square-foot lot, is 85% of the required maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on September 27, 2021, which is when the project was last reviewed.

Actual time: 3:30 p.m.

Present: Ray & Sheri Ochs, Owners

Public comment opened at 3:41 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:
1. The applicant shall markup sheet A2.1 with dashed lines that illustrate the new configurations or the overall outlines of any of the window and door openings that have changed since the iteration dated November 17, 2021.
2. The applicant shall include a specification for the gravel, either as preferred or recommended by Board Member Klein.
3. The applicant shall consider the addition of a secondary avocado tree in the south-east corner of the property adjacent to the existing avocado tree.

Action: Colasse/Klein, 5/0/0. (Moticha absent.) Motion carried.
(3:50PM) CONTINUED ITEM: FINAL APPROVAL

2. **118 RAMETTO RD**
   - Assessor’s Parcel Number: 015-212-008
   - Zone: RS-25
   - Application Number: PLN2021-00025
   - Owner: Khjs Exchange, LLC
   - Applicant: Ken Dickson

(Proposal for a new 3,632 square-foot single-family residence with a 1,203 square-foot basement and 761 square-foot detached garage to be constructed on a vacant 1.42 acre lot. A Minor Zoning Exception was granted on October 11, 2021 allowing the trash enclosure to be located in the front yard. The proposed 4,995 square feet of development, on a 61,855 square-foot lot, is 96% of the Guideline floor-to-lot area ratio (FAR) maximum.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on October 11, 2021, which is when the project was last reviewed.

Actual time: 4:06 p.m.

Present: Mark Wienke, Applicant and Chris Gilliland, Applicant

Public comment opened at 4:20 p.m., and as no one wished to speak, it closed.

Motion: Final Approval as submitted.

Action: Klein/Colasse, 5/0/0. (Moticha absent.) Motion carried.

The ten-day appeal period was announced.

* THE BOARD RECESSED FROM 4:32 TO 4:38 P.M. *

(4:35PM) NEW ITEM: CONCEPT REVIEW

3. **2121 LAS TUNAS RD**
   - Assessor’s Parcel Number: 019-013-001
   - Zone: RS-1A
   - Application Number: PLN2020-00544
   - Owner/Applicant: Ian Williamson, Madrone LLC

(Proposal to construct a new 4,833 square foot, two-story residence on a vacant lot with a detached 805 square foot garage, covered deck and patio. The project includes a new driveway, a lap pool with an adjacent equipment room and planter bed, and associated site and landscape improvements, including removal of Coast Live Oak trees, one of which is located in the front setback, to be replaced with new replacement Oak saplings. The proposed total of 4,680 square feet on a 46,294 square foot lot is 93% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will be taken at this meeting. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made for Project Design Approval.
Actual time: 4:38 p.m.

Present: Ian Williamson, Owner/Applicant

Staff comments: Ms. Burkhart stated that the project in its entirety is in front of the Board for Concept Review; however, the Board should specifically look at the driveway from an aesthetic point of view and provide comments to whether it is aesthetically supportable.

Public comment opened at 4:54 p.m.,

The following individuals spoke:

1. Susan Hughes
2. Ivan Donohue
3. Charles Genuardi

Written correspondence from Delia Smith, Jeff & Bruna Byrne, Stacy Zumboegel, Peter Abbey, Marianne Gordin, Stuart & Ivonne Eiseman, Raina Palta, Irene & Robert Stone, Ivan Donohue & April Hilliard-Donohue, Craig & Suzanne Ensley, and April Hilliard was acknowledged.

Public comment closed at 5:00 p.m.

Motion: Continue indefinitely with comments:

1. The Board believes that the project feels too large in massing and volume as currently proposed.
2. The applicant shall consider reducing the FAR closer to the 85% guideline.
3. The applicant shall consider studying the massing and manner in which the home sits within or upon the topography of the site with specific emphasis on reduction of the number of materials, the amount of glazing and the height of many of the stone walls.
4. The applicant shall consider the configuration of the driveway and its relationship with the parcel across the street and the materials used for the retaining walls associated with the driveway.
5. The applicant shall provide the location of the driveway on the parcel that sits across Las Tunas on any ensuing drawings.
6. The Board would appreciate the use of a more natural approach to landscaping, especially as it defines the property line of the street.
7. The Board would appreciate if the applicant would consider incorporating more of a Mediterranean style to the home.
8. The applicant shall provide an FAR study of the surrounding lots.
9. The Board would like to see an Arborist Report addressing the health of any of the trees being removed as well as the proposal to mitigate with smaller native oaks rather than larger box trees.
10. The applicant shall provide renderings of property as viewed from the street.

Action: Colasse/Arakelian, 5/0/1. (Moticha abstained.) Motion carried.
(5:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. **742 JUANITA AVE**
   - Assessor’s Parcel Number: 035-102-017
   - Zone: RS-15
   - Application Number: PLN2021-00354
   - Owner: Carla & Roy Kiesler
   - Applicant: Dennis Thompson

(The project site is currently developed with a 1,152-square-foot, 3-bedroom single-unit residence and 411 square-foot garage. The proposed project involves a 236 square-foot first floor addition and a 475 square-foot second floor addition. The proposed total of 2,274 square feet on a 9,222 square-foot lot is 65% of the maximum required floor-to-lot area ratio. Staff Hearing Officer approval of an Interior Setback Modification was granted on November 17, 2021.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on September 13, 2021.**

Actual time: 5:50 p.m.

Present: Dennis Thompson, Applicant and Carla and Roy Kiesler, Owners

Public comment opened at 5:55 p.m., and as no one wished to speak, it closed.

**Motion:** Project Design Approval and Final Approval with comments:
1. 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. 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/Brentlinger, 6/0/0. Motion carried.

The ten-day appeal period was announced.
(5:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5.  **1625 SHORELINE DR**
Assessor's Parcel Number: 045-173-031
Zone: E-3/SD-3
Application Number: PLN2021-00048
Owner: Kristin & Dennis Zook
Applicant: Dylan Henderson, Salt Architecture

(The existing site is developed with a 1,916 square-foot single-unit residence and a 518 square-foot attached garage. Proposal for a 495 square-foot, one-bedroom single-level addition to the residence, removal of an unpermitted 310 square-foot deck at the rear of the lot, permitting a 6-inch raised 1,981 square-foot deck and a 2,226 square-foot permeable artificial turf area. The proposed total of 2,929 square feet on a 22,488 square-foot lot is 63% of the maximum guideline floor-to-lot area ratio. The subject parcel is zoned E-3/S-D-3 with a Coastal Land Use Plan designation of Low Density Residential (maximum 5 du/ac). Planning Commission approval of a Coastal Development Permit was granted on November 11, 2021.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. The project was last reviewed on September 13, 2021.

**RECUSAL:** To avoid any actual or perceived conflict of interest, Board Member Arakelian recused himself from hearing this item.

Actual time: 6:00 p.m.

Present: Dylan Henderson, Applicant

Public comment opened at 6:07 p.m., and as no one wished to speak, it closed.

**Motion:** Project Design Approval and Final Approval with comments:
1. 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. 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. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches (4") or more measured four feet (4') above natural grade. 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/Brentlinger, 5/0/0. (Arakelian absent.) Motion carried.

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 6:11 P.M. *