CALL TO ORDER

The Full Board meeting was called to order at 3:04 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, Colasse (absent 5:17-5:47 p.m.), Arakelian, Brentlinger, Klein (absent 3:18-3:40 p.m.), and Moticha

Members absent: None

Staff present: Kokinda, Plummer, Heidi Reidel, Planning Technician; and Fennessy

GENERAL BUSINESS

A. Public Comment:

The following individuals spoke:

1. Leslie Colasse

Written correspondence from April Hilliard was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of January 31, 2022, as submitted.

Action: Moticha/Brentlinger, 6/0/0. Motion carried.

C. Approval of the Consent Calendar:
Motion: Ratify the Consent Calendar of January 24, 2022, as reviewed by Board Members Miller and Klein.
Action: Moticha/Brentlinger, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of February 7, 2022, as reviewed by Board Members Colasse and Klein.
Action: Brentlinger/Moticha, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar of February 14, 2022, as reviewed by Board Members Colasse and Klein.
Action: Moticha/Brentlinger, 6/0/0. Motion carried.

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

1. Ms. Kokinda announced that Item 5, 1460 La Cima Rd, has been postponed to March 14, 2022 at the applicant’s request.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **648 RICARDO AVE**
   - Assessor’s Parcel Number: 035-292-001
   - Zone: RS-15
   - Application Number: PLN2020-00534
   - Owner: Mark & Heidi Smith
   - Applicant: Elsa Reader

(Proposal for substantial redevelopment of an existing single-unit residence, including a 481 square foot addition to the 1,062 square foot non-conforming residence, a 48 square foot reduction to the 474 square foot two-car garage, and an interior remodel. Project includes demolition and reconstruction of all exterior walls, an increase in plate heights, new retaining walls, a new low-profile wood deck, and associated site and landscape improvements. Staff Hearing Officer review and approval is required to allow reconstruction of exterior walls within the required 30-foot front setback.)

No final appealable action will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made at Project Design Approval. The project was last reviewed August 16, 2021.

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

SOLE PROPRIETOR
Katie Klein read the following State Political Reform Act Sole Proprietor Advisory:
The City Attorney’s office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 3:16 p.m.

Present: Natalie Phillips, Applicant

Staff comments: Ms. Plummer stated that Stephanie Swanson, Associate Planner is the case planner for the project and is available for questions. The project has returned for feedback on the aesthetic appropriateness of the garage encroachment in the front setback, in addition to the substantial redevelopment discussed at the prior hearing.

Public comment opened at 3:26 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Staff Hearing Officer for return to the Full Board with comments:
1. The Board can support the addition in the front yard setback associated with the expansion of the garage as it is consistent with the existing front line of the residence, does not create any detriment to the neighboring parcel on the west, and is aesthetically appropriate and does not pose consistency issues with the SFDB Guidelines.
2. The Board’s comments from the prior hearing still stand and are not affected, just augmented by the current motion.

Action: Colasse/Moticha, 4/1/0. (Arakelian opposed. Klein absent.) Motion carried.

* THE BOARD RECESSED FROM 3:33 TO 3:40 P.M. *

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

2. 2436 DE LA VINA ST
   Assessor’s Parcel Number: 025-062-001
   Zone: R-MH
   Application Number: PLN2019-00383
   Applicant/Owner: Kathryn & Frank Strauss

(Proposal to add two new uncovered parking spaces located within the secondary front setback along Quinto Street. Project includes Minor Zoning Exceptions for over-height fencing along Quinto Street and De La Vina Street, and a driveway gate along Quinto Street. New doors and windows, utility upgrades, new siding, an interior remodel to the existing 1,157 square foot single-unit residence, and associated site improvements are proposed. Project requires a waiver from the Public Works Director for the driveway gate location, and a waiver from the Single Family Design Board for reduced screening of uncovered parking. Project will address violations outlined in ZIR2014-00412. The Staff Hearing Officer granted a Parking Modification, Open Yard Modification, and Front Setback Modification on July 28, 2021 for the proposed development.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on June 21, 2021.
Actual time: 3:41 p.m.

Present: Kathryn and Frank Strauss, Applicant/Owner

Public comment opened at 3:51 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.
2. The 42” portion of the hedge shall be removed completely for site visibility and to provide symmetry.
3. The exterior street-facing side of the wall will be smooth trowel stucco.

Action: Klein/Moticha, 6/0/0. Motion carried.

The ten-day appeal period was announced.

* THE BOARD RECESSED FROM 4:00 TO 4:25 P.M. *
NEW ITEM: CONCEPT REVIEW

3. **640 JUANITA AVE**
   - Assessor’s Parcel Number: 035-123-008
   - Zone: RS-15
   - Application Number: PLN2021-00359
   - Owner: Jesus Hernandez
   - Applicant: Ken Dickson

(Proposal for a 719 square foot first-floor addition to an existing 1,285 square foot single-unit residence located within the Hillside Design District. Project includes demolition of the existing gabled roof, to be replaced with a flat roof, improvements to the existing 433 square foot two-car garage, driveway replacement, and associated site improvements. The proposed total of 2,407 square feet on a 9,460 square foot lot is 68% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer review and approval is required for a Front Setback Modification to allow new fence walls and replacement of a portion of the roof in the primary 30-foot front setback, and a Front Setback Modification to allow a portion of the addition to encroach in the secondary 30-foot front setback.)

No final appealable action will take place 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: 4:25 p.m.

Present: Mark Wienke, Applicant

Public comment opened at 4:40 p.m., and as no one wished to speak, it closed.

Straw vote: How many Board Members find the proposed modifications aesthetically appropriate? 6/0

**Motion:** Continue to the Staff Hearing Officer for return to the Full Board with comments:
1. The Board has favorable comments specific to the proposed uses and development within the setbacks.
2. The Board feels that the areas proposed for development are aesthetically appropriate relative to size, bulk, and scale.
3. The Board generally does not find that the nature of the proposed design is consistent with the neighborhood and is not supportable with the neighborhood compatibility aspects of the project.
4. The applicant shall reconsider maintaining or introducing sloped roofs that appear to be more congruent with the neighborhood.
5. The pallet of finishes being proposed shall be softened in color and texture.

Action: Colasse/Arakelian, 6/0/0. Motion carried.
(5:15PM) CONTINUED ITEM: CONCEPT REVIEW

4. **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-family residence and construct a new two-story single-family residence with an attached garage. The project includes associated site and landscape improvements, a new pool, and pool amenity structure. The proposed total of 2,499 square feet on a 6,191 square foot lot is 91% 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. Project was last reviewed on January 18, 2022.

**RECUSAL:** Board Member Colasse recused herself from hearing this item due to not reviewing the materials from the previous hearing.

Actual time: 5:15 p.m.

Present: Ren Radtkey, Applicant and Adam Sharkey, Applicant

Public comment opened at 5:30 p.m., and the following individuals spoke:

1. Francene & Jesse Lieber

Written correspondence from John & Lisa Miller and Dawn McGrew was acknowledged.

Public comment closed at 5:32 p.m.

**Motion:** Continue to the Planning Commission for return to the Full Board with the comment that the proposed project is compatible with the neighborhood and is aesthetically appropriate.

**Action:** Arakelian/Moticha, 5/0/0. (Colasse absent.) Motion carried.
5. **1460 LA CIMA RD**
   - Assessor’s Parcel Number: 041-022-029
   - Zone: RS-6
   - Application Number: PLN2019-00279
   - Owner: Chris & Roberta Tracy
   - Applicant: Warner Young

(Proposal to demolish the existing garage and concrete driveway on a lot developed with a 1,987 square foot single-story residence and construct a new 742 square foot, two-car garage, with a 611 square foot Accessory Dwelling Unit (ADU) above. Project includes a 158 square foot enlargement of an existing 742 square foot deck, a new concrete driveway and walkway, a new retaining wall and associated site work. The proposed total of 3,340 square feet of development on an 11,326 square foot lot is 86% of the maximum required floor-to-lot area ratio.)

This item has been postponed at the applicant’s request to the Single Family Design Board meeting of March 14, 2022.

Item 5 postponed to March 14, 2022 at the applicant’s request.

6. **310 E MICHELTORENA ST**
   - Assessor’s Parcel Number: 029-021-002
   - Zone: R-M
   - Application Number: PLN2021-00388
   - Owner: Kiel Kellow
   - Applicant: Andrulaitis + Mixon Architects, Inc.

(Proposal to construct a new 738 square foot second-story, a 127 square foot first floor addition, and a 160 square foot basement to an existing 1,021 square foot single-unit residence. Project includes conversion of 230 square feet of existing space within the residence to accommodate a new Junior Accessory Dwelling Unit (JADU). The proposed total of 1,886 square feet on a 3,000 square foot lot is 86% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required.

Actual time: 5:46 p.m.

Present: Joe Andrulaitis, Applicant

Public comment opened at 6:06 p.m., and as no one wished to speak, it closed.

**Motion:** Project Design Approval and continue indefinitely to Consent to review the final colors on the elevations 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.

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