City of Santa Barbara

SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
FEBRUARY 28, 2022

11:00 A.M.
This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

BOARD MEMBERS:
Brian Miller, *Chair*
Leslie Colasse, *Vice Chair*
Ohan Arakelian
David Brentlinger
Katie Klein
Joseph Moticha

CITY COUNCIL LIAISON:
Meagan Harmon

PLANNING COMMISSION LIAISON:
Sheila Lodge

STAFF:
Ellen Kokinda, Acting Design Review Supervisor
Heidi Reidel, Planning Technician
Gillian Fennessy, Commission Secretary

ATTENDANCE

Members present: Colasse and Klein

Staff present: Reidel and Fennessy

REVIEW AFTER FINAL APPROVAL

A. **160 CONEJO RD**

Assessor's Parcel Number: 019-042-015
Zone: RS-1A
Application Number: PLN2018-00609
Owner: Dario Pini
Applicant: Bryan Murphy, Murphy & Associates, Architects

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 2,994 square foot single-unit residence located in the Hillside Design District. The proposed total of 4,675 square feet on a 3-acre parcel in the Hillside Design District is 76% of the maximum guideline floor-to-lot area ratio.)

Review After Final approval is requested for a 73 square foot addition to the front entry, revised front entry door location, revision of front entry paving, and new second-level transom windows. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on March 2, 2020. The project was last reviewed on October 12, 2020 when it received Final Approval.

Approval of Review After Final with the following comment and condition:

1. The project is in substantial conformance to the plans that received Project Design Approval on March 2, 2020.
2. The applicant will modify the triangular transom windows such that the sill of those windows will coincide with the elevation of the existing change in materials from board and batten to horizontal siding.

There is a ten-day appeal period for this project.

PROJECT DESIGN APROVAL & FINAL APPROVAL

B. **116 ORIZABA RD**

Assessor's Parcel Number: 021-120-020
Zone: RS-1A
Application Number: PLN2021-00533
Owner: Douglas Mackenzie
Applicant: Ryan Metier, California Pools

(Proposal to construct a new pool and spa associated with a single unit residence located within the Hillside Design District. Project includes a new concrete slab and wooden fencing to screen the associated pool equipment, and 108 cubic yards of grading.)

Project Design Approval & Final Approval are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Grading Findings are required.

Project Design Approval and Final Approval with the following condition and comments:

1. No additional fencing shall be added that is visible from the street.
2. 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.
3. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code.
    a. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
    b. The proposed grading will not cause a substantial loss of southern oak woodland habitat.
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, such as wood and concrete. 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.

The ten-day appeal period was announced.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **606 SEA RANCH DR**

Assessor's Parcel Number:	047-104-001
Zone:	A-1/SD-3
Application Number:	PLN2021-00527
Owner:	Suzanne Von Drehlle
Applicant:	Jeremie Irvine

(Proposal for the installation of a new 7' tall entry gate and 7'6" columns; and 6' tall site walls associated with a single-unit residence located in the Hillside Design District. An Administrative Zoning Exception to allow the gate and walls within 10 feet of the front lot line was approved on January 21, 2022.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on January 10, 2022.

Project Design Approval and 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, such as stone and wood. 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.

The ten-day appeal period was announced.