City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
MINUTES
FEBRUARY 28, 2022
3:00 P.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
Pilar Plummer, Assistant Planner
Gillian Fennessy, Commission Secretary

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

ATTENDANCE
Members present: Miller, Colasse, Arakelian, Brentlinger, Klein, and Moticha (at 3:02 p.m.)
Members absent: None
Staff present: Kokinda, Plummer, Heidi Reidel, Planning Technician; and Fennessy

GENERAL BUSINESS
A. Public Comment:
   No public comment.

B. Approval of Minutes:
   Motion: Approve the minutes of the Single Family Design Board meeting of February 14, 2022, as amended.
   Action: Brentlinger/Moticha, 6/0/0. Motion carried.

C. Approval of the Consent Calendar:
   Motion: Ratify the Consent Calendar of February 22, 2022, as reviewed by Board Members Colasse and Klein.
   Action: Moticha/Brentlinger, 6/0/0. Motion carried.
Motion: Ratify the Consent Calendar of February 28, 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:

No announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **3239 CLIFF DR**
   - Assessor’s Parcel Number: 047-082-022
   - Zone: A-1/SD-3
   - Application Number: PLN2020-00252
   - Owner: Kristen Raskopf
   - Applicant: Steve Fort, SEPPS, Inc.

(Proposal to demolish the existing residence and barn located in the Hillside Design District and construct a new two-story 3,620 square foot single-unit residence with a 484 square foot detached garage. Project includes new covered patio areas, a pool and spa, sports court, and associated hardscape, landscape, and stormwater improvements. Planning Commission review and approval is required for a Coastal Development Permit as the property is located in the Appealable Jurisdiction of the Coastal Zone. The proposed total of 4,104 square feet on a 60,751 square foot lot is 79% of the maximum guideline floor-to-lot area ratio.)

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. Project was last reviewed on August 3, 2020.

Actual time: 3:15 p.m.

Present: Steve Fort, Applicant; Melisa Turner, Applicant; Scott Capps, Applicant; and Mark Kirkhart, Applicant

Staff comments: Kelly Brodison, Associate Planner, stated that the applicant team has made revisions to the project including reducing the overall size of the house, increasing the height, and the addition of the sports court to the northern side of the property. Additionally, she clarified that there is no basement being proposed.

Public comment opened at 3:36 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission for return to the Full Board with comments:
1. The size, bulk, and scale of the project is compatible with the neighborhood.
2. The Board appreciates the minimal approach to the landscaping, especially the lighting given the relationship to the bluffs and the bucolic neighborhood.
3. The Board appreciates the applicant's attempt to mitigate noise emanating from the sports court.
4. The Board appreciates the applicant's sensitive approach to the retention of native vegetation on site, specifically the oak trees.
5. The Board expects the project to be ready for Project Design Approval and Final Approval when the project returns to the Full Board.

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

(3:50PM) NEW ITEM: CONCEPT REVIEW

2. **25 LAS ALTURAS RD**
   Assessor's Parcel Number: 019-331-019
   Zone: RS-15
   Application Number: PLN2021-00417
   Owner: Dan Schaberg
   Applicant: Alex Parker, AB Design Studio

(Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout to the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission review and approval is required for a Floor Area Modification to allow the development to exceed the maximum floor-to-lot area ratio.)

**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.**

Actual time: 3:57 p.m.

Present: Clay Aurell, Applicant

Staff comments: Robert Dostalek, Associate Planner explained the specific procedure and application materials required for the project.

Public comment opened at 4:16 p.m., and as no one wished to speak, it closed.

Written correspondence from Randy Modos and Jesse and Samantha Crossno was acknowledged.

**Motion:** Continue to the Planning Commission and return to Full Board for Project Design Approval and Final Approval with comments:
1. The Board is in support of the project as it relates to the requested Floor Area Modification.
2. The Board supports exempting the project from story poles and other visual aids as the proposed addition is consistent with the neighborhood in size, bulk, and scale.
3. No public views are being blocked and the addition is not visible from the street.
4. The project fits within the natural topography of the site and is consistent with the Hillside Design District Guidelines.
5. In general the Board has positive comments for the project in regard to the Neighborhood Preservation Findings.

Action: Klein/Miller, 5/0/1. (Colasse opposed.) Motion carried.

**Individual comments:** Board Member Colasse stated that she opposed the motion because she is not in support of the disparate materials being proposed for the addition relative to the existing finishes. Believes that the project is increasing by two story volume, but is flanked by two single story homes so the massing is not compatible with the two flanking homes. Believes that the home already profits from access over neighboring parcels and from existing nonconforming setbacks.

* THE BOARD RECESSED FROM 4:54 TO 5:00 P.M. *

**(4:30PM) PRE-APPLICATION REVIEW**

3. **1336 SHORELINE DR**

Assessor’s Parcel Number: 045-195-017
Zone: E-3/SD-3
Application Number: PRE2021-00304
Owner: David & Barbara Meline
Applicant: Heidi Jones, SEPPS, Inc.

(Proposal to demolish the existing single-unit residence and garage and construct a new 2,486 square foot two-story single-unit residence with an attached 465 square foot garage, a 1,008 square foot basement level partially comprised of a 725 square foot Accessory Dwelling Unit (ADU), and a 421 square foot Junior Accessory Dwelling Unit (JADU) at the first floor. Project includes relocating the driveway and pedestrian access from Shoreline Drive to San Rafael Avenue, and hardscape and landscape improvements. Planning Commission review and approval is required for a Coastal Development Permit, as the property is located in both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone. The proposed total of 2,486 square feet on a 6,948 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

This is a One-Time Pre-Application Consultation. No final appealable action will take place at this hearing.

Actual time: 5:01 p.m.

Present: Ken Radtkey, Applicant; Margaret Oberholtzer, Applicant; and Adam Sharkey, Applicant

Public comment opened at 5:28 p.m., and the following individuals spoke:

1. William Wolf
2. Dawn McGrew
3. Jared Ficker

Written correspondence from Michele Neilson, Michael Moore, Dawn McGrew & Patrick Wade, and Jared Ficker & Jen Gamble was acknowledged.
Public comment closed at 5:37 p.m.

Board comments:
1. The Board appreciates the reorientation of the driveway to San Rafael Rd.
2. The Board appreciates the general site planning approach which opens up the south west corner of the lot to the public.
3. The Board has concerns about the general massing and bulkiness of the project.
4. Recommends a reduction in square footage of decks, 15 feet away from the property line based on privacy issues within the SFDB Guidelines, and a reduction in plate heights for one or more stories.
5. Would like to see more compatibility with the neighborhood in terms of exterior finishes and the nature of the roof by introducing sloped roofs.
6. A reduction of the vertical circulation between floors to help minimize the square footage and bulk of the project.
7. The Board is generally not supportive of the dune fencing.

(5:15PM) NEW ITEM: PROJECT DESIGN APPROVAL

4. **316 VISTA DE LA CUMBRE**
   - Assessor's Parcel Number: 053-092-001
   - Zone: RS-7.5/USS
   - Application Number: PLN2021-00510
   - Owner: Kate Kolstad
   - Applicant: Kim Cinco, Baseline Design

(Proposal to construct a 135 square foot first-floor addition, and a 449 square foot second-floor addition, to an existing 2,013 square foot single-story single-unit residence with an attached two-car garage. A 195 square foot detached Accessory Dwelling Unit (ADU) is also located on site. The proposed total of 2,794 square feet on a 10,130 square foot lot, is 75% of the maximum required floor-to-lot area.)

**Project Design Approval is requested. Neighborhood Preservation Findings are required.**

Actual time: 6:24 p.m.

Present: Kim Cinco, Applicant,

Public comment opened at 6:36 p.m., and as no one wished to speak, it closed.

**Motion:** Continue indefinitely to the Full Board with comments:
1. The massing of the addition shall be studied to be compatible with the existing residence.
2. The placement of windows shall be studied to be compatible with the existing residence.
3. Study the eaves to match the existing residence.
4. Study introducing the same material proposed for the second floor in some manner on the first floor or alternatively having the second floor addition match the exterior finishes of the first floor.

**Action:** Arakelian/Colasse, 6/0/0. Motion carried.
Continued Item: Project Design Approval and Final Approval

5. **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 the 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 on a 13,503 square foot lot, is 86% of the maximum required floor-to-lot area ratio.

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on January 18, 2022.

Actual time: 7:04 p.m.

Present: Mark Mansfield, Applicant

Public comment opened at 7:16 p.m., and the following individual spoke:

1. David Fainer

Written correspondence from Cara Chiarappa, Mike & Carol Gill, Kevin & Marilyn Murphy, and Melanie Freeman was acknowledged.

Public comment closed at 7:20 p.m.

**Motion:** Continue indefinitely to the Full Board with comments:
1. The northern deck shall be removed and relocated.
2. Study reconfiguring the stairway so it doesn’t cause traffic in front of the access door to the ADU.

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

* Meeting adjourned at 7:44 p.m. *