CALL TO ORDER

The Full Board meeting was called to order at 3:02 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, Colasse, Arakelian, Brentlinger, Klein, and Moticha
Members absent: None
Staff present: Kokinda, Plummer, and Fennessy

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Leslie Colasse

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of February 28, 2022, as amended.
Action: Moticha/Brentlinger, 6/0/0. Motion carried.

C. Approval of the Consent Calendar:

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

No Announcements.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

1. 1035 CIMA LINDA LN
Assessor’s Parcel Number: 015-202-004
Zone: RS-25
Application Number: PLN2022-00006
Owner: Denis Decker & Peter Sadowski
Applicant: Drew Scherer

(Proposal to construct a new 500 square foot second floor addition, convert the existing entry to an exterior vestibule to provide exterior stair access to the second floor addition, and conversion of a covered parking space within the existing garage to a patio. The proposed total of 8,685 square feet on a 54,014 square-foot lot, is 170% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed on Consent and continued to the Full Board on January 18, 2022.

Actual time: 3:15 p.m.

Present: Drew Scherer, Applicant

Public comment opened at 3:29 p.m., and the following individual spoke:

1. Joe Billings

Written correspondence from Greg Anzalone & Joe Billings was acknowledged.

Public comment closed at 3:31 p.m.

Motion: Project Design Approval and Final with a condition and findings:
1. The glazing on the south elevation second floor be balanced on the left side to help glazing be stepped and look symmetrical about the windows below it.
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. The topography is not affected as a result of this project.

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. The proposed addition is not exceeding the existing ridgeline or the tallest ridgeline of the residence.

3. 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 which was previously approved.

b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood. The project does not cause any lack of uniformity for the neighborhood. The project sits on a larger site and is not required to meet guideline FARs.

c. The proposed buildings and structures are designed with quality architectural details and 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.

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. The applicants had a conversation with the neighbors and the Board does not feel that this project will affect the privacy, in terms of visual privacy, for neighboring parcels nor will it create additional noise.

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

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

The ten-day appeal period was announced.

(3:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **922 GARCIA RD**
   
   Assessor’s Parcel Number: 029-252-004
   
   Zone: RS-15
   
   Application Number: PLN2021-00336
   
   Owner: Laura Buchman & Julien Nordstrand
   
   Applicant: Ryan Bailey, Bailey Construction LLC

Proposal to construct a new one-car garage attached to the east side of the existing two-story 2,164 square foot single-unit residence, and minor additions to the first and second stories. Project includes a new 492 square foot upper level deck, a new 586 square foot lower-level covered patio, window and door improvements, new roofing, an interior remodel, electrical and mechanical upgrades, and a new permeable driveway. The proposed total of 2,603 square feet on a 9,583 square foot lot is 73% of the
maximum required floor-to-lot area ratio. Staff Hearing Officer approval of an Interior Setback Modification for the new garage location was granted on November 17, 2021.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed on September 27, 2021.**

Actual time: 4:08 p.m.

Present: Tony Boughman, Associate Planner and Ryan Bailey, Applicant

Public comment opened at 4:10 p.m., and as no one wished to speak, it closed.

**Motion:** Project Design Approval and Final Approval with comments:

1. The applicant has adequately addressed all of the comments from the previous motion.
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 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.
   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: Arakelian/Klein, 6/0/0. Motion carried.

The ten-day appeal period was announced.
(4:25PM) PROJECT DESIGN APPROVAL

3. 934 E HALEY ST
   Assessor’s Parcel Number: 031-311-008
   Zone: R-2
   Application Number: PLN2021-00439
   Owner: Fae Perry
   Applicant: Tracy Burnell, BBP Architecture

(Proposal to demolish the existing detached single-car garage, and construct a new 750 square foot detached 3-car garage with an 890 square foot Accessory Dwelling Unit (ADU) above, associated with a 1,084 square foot single-unit residence. Project includes new retaining walls, removal of two trees in the front yard setback and relocation of the guy wire supporting the power pole. The proposed total of 2,724 square feet on a 6,250 square foot lot is 99% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer approval of a Floor Area Modification, Open Yard Modification, and Front Setback Modification was granted on February 23, 2022.)

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

Actual time: 4:24 p.m.

Present: Tracy Burnell, Applicant

Staff comments: Robert Dostalek, Associate Planner stated that the three modifications associated with the project were given approval by the Staff Hearing Officer and acknowledged updates to the plan set.

Public comment opened at 4:34 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent 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.
      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: Miller/Moticha, 5/1/0. (Colasse opposed.) Motion carried.

The ten-day appeal period was announced.
* THE BOARD RECESSED FROM 4:48 TO 4:56 P.M. *

(5:05PM) PROJECT DESIGN APPROVAL

4. **691 N HOPE AVE**
   - Assessor's Parcel Number: 057-113-007
   - Zone: RS-7.5/USS
   - Application Number: PLN2021-00534
   - Owner: Wenli Yau, Yau Family Revocable Trust
   - Applicant: RRM Design Group

(An annexation from the County of Santa Barbara into the City of Santa Barbara, General Plan Amendment, Rezone, Tentative Subdivision Map, and Modification were approved by City Council in January 2020. Proposal to construct a new 3,092 square foot two-story single-unit residence with an attached 461 square-foot garage on Lot 6 of the newly created six-lot subdivision. The proposed total of 3,553 square feet on a 13,736 square foot lot is 85% of the maximum required floor-to-lot area ratio. The subdivision project was last reviewed on **August 30, 2021** under PLN2018-00345.)

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

Actual time: 4:56 p.m.

Present: Detlev Peikert, Applicant; Rachel Raynor, Applicant; and Jolie Wah, Applicant

Staff comments: Kathleen Kennedy, Project Planner and case planner for the project stated that the Board has reviewed this project five previous times and during four of those hearings the Board was presented with the whole subdivision including Lot 6.

Public comment opened at 5:17 p.m., and the following individuals spoke:

1. Bryan Costa
2. Matthew Scribner
3. Jillian Title

Written correspondence from Terry & Joyce Fernandez, Michele Martin, Nancy Swanson, Bryan & Nicki Costa, Matt & Bess Scribner, Elizabeth Scholtz, and Jillian Title was acknowledged.

Public comment closed at 5:23 p.m.

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

1. The applicant shall review past meeting minutes
2. The applicant shall review recommended architypes within the neighborhood as opportunities to consider redesign or the use of materials and the nature of roof lines, in order to result in a more compatible style with the neighborhood.
3. The Board is supportive of the use of native sandstone and plaster in thoughtful and specific ways.
4. The applicant consider the nature of windows, specifically the large windows on northerly façade that may lead to lantern effect and excessive lighting in the evening hours.
5. The applicant shall consider lowering plate heights to be more commensurate of the bulk and scale of the neighborhood.
6. The applicant shall address the previous request for section cuts through property lines that show the silhouette of adjacent homes to understand the relationship between Lot 6 and homes located to the West at 632 Rolling Brook Lane and 3852 Pemm Place.

7. The intent in the motion is that the applicant specifically address SFDB Guideline 28.C Section 11 that the project not result in a clashing or discordant appearance with existing neighborhood fabric.

Action: Colasse/Moticha, 5/1/0. (Arakelian opposed.) Motion carried.

Individual comments: Board Member Arakelian opposed the motion because the project requires minor changes to the aesthetics to be compatible to the neighborhood, but the motion expresses it in a more drastic way.

(5:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

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 located in the Hillside Design District, 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 3,328 square feet on an 11,326 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, and Hillside Design & Sloped Lot Findings are required. Project was last reviewed on **October 25, 2021**.

Actual time: 6:05 p.m.

Present: Warner Young, Applicant

Public comment opened at 6:12 p.m., and the following individuals spoke:

1. Sarah Bronstad
2. Beth Collins

Written correspondence from Scott & Katrina McCosker, John & Kathy Cook, and Donald Glasgow was acknowledged.

Public comment closed at 6:18 p.m.
Motion: Project Design Approval and Final Approval with comments:
1. The Board appreciates the applicant’s responsiveness to previous comments in regard to rooflines, the front gable element, and the manner in which exterior siding materials are used. The result is a much more cohesive design that feels well integrated.
2. The project is compatible with the neighborhood in size, bulk, and scale, specifically the two-story element is not contrary to other homes in the neighborhood.
3. 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. The Board finds that the effects on natural topography are justified given the opportunity for off-street parking that the applicant is creating.
   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. The building scale is commensurate with the neighborhood because of other second-story residences in the neighborhood.
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 nature of the architectural materials and appearance of the residence as proposed is consistent with the scenic character of the City and more specifically with 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. The applicant has attempted to work with neighbors in regard to Good Neighbor Guidelines. Lighting is conditioned to be night sky compliant.
   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. No public views are affected by the project.

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

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 6:42 P.M. *