CALL TO ORDER

The Full Board meeting was called to order at 3:03 p.m. by Chair Miller.

ATTENDANCE

Members present: Colasse, Arakelian, Brentlinger, and Moticha
Members absent: Miller and Klein
Staff present: Kokinda, Plummer, 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 March 14, 2022, as submitted.
Action: Brentlinger/Moticha, 4/0/0. (Miller and Klein absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of March 28, 2022, as reviewed by Board Member Colasse.
Action: Moticha/Brentlinger, 4/0/0. (Miller and Klein absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Plummer announced that Staff has received an appeal for 1460 La Cima Road.

2. Ms. Kokinda announced that in-person meetings will begin on April 1, 2022 for all Design Review Boards and Commissions in the David Gebhard Public Meeting Room at 630 Garden Street.

E. Subcommittee Reports:

No subcommittee reports.

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

1. **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 garage. The project includes a new 350 square foot deck above the existing family room for the primary residence, and 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 [February 28, 2022](#).

Actual time: 3:15 p.m.

Present: Mark Mansfield, Applicant

Public comment opened at 3:22 p.m. and as no one wished to speak, it closed.

**Motion:** Project Design Approval and Final Approval with conditions and findings:

1. The scuppers shall match the existing scuppers.
2. All detailing, colors, and textures shall match existing.
3. The roof framing proposed over the garage area, and where the applicant has indicated that it will be used for storage from below and where the deck was previously proposed, shall be shown on drawings.
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. 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: Brentlinger/Moticha, 4/0/0. (Miller and Klein absent.) Motion carried.

The ten-day appeal period was announced.

(3:40PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. 1709 BATH ST
Assessor’s Parcel Number: 027-082-013
Zone: R-MH
Application Number: PLN2021-00475
Owner: Easton Konn
Applicant: Ken Dickson, Windward Design Services LLC

(Proposal to renovate the existing 1,132 square foot single-unit residence throughout, construct a new 1 & 2-story addition to the rear of the residence, and two new uncovered parking spaces. Project includes expansion of the driveway, demolition of a 432 square foot garage, a 532 square foot as-built addition at the rear of the residence, and adjacent slab. Project will address violations outlined in ENF2019-0004. The proposed total of 2,435 square feet on a 7,500 square foot lot is 80% of the maximum guideline floor-to-lot area ratio.)

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

Actual time: 3:36 p.m.

Present: Mark Wienke, Applicant

Public comment opened at 3:47 p.m. and as no one wished to speak, it closed.

Motion: Project Design Approval and continue indefinitely to Consent with comments:
1. The applicant shall provide a landscape plan for the entire site and include information on pavers.
2. The gable facing street shall match the existing gable on the existing residence with a combination of shakes and horizontal siding.
3. The shakes shall match the existing shakes in color and size.
4. The applicant shall illustrate the code required railing to front stairway of the residence.
5. 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: Moticha/Brentlinger, 4/0/0. (Miller and Klein absent.) Motion carried.

The ten-day appeal period was announced.

(4:15PM) NEW ITEM: CONCEPT REVIEW

3. 910 SAN CARLOS RD
   Assessor’s Parcel Number: 019-090-022
   Zone: RS-15
   Application Number: PLN2022-00002
   Owner: Molly Diener
   Applicant: Charlotte Hofstetter, Shubin Donaldson Architects

(Proposal for a 496 square foot first-floor and 440 square foot second-floor addition to an existing 1,222 square foot single-unit residence located in the Hillside Design District. Project includes demolition of an existing deck to accommodate a new deck and pergola. The proposed total of 2,544 square feet on an 11,761 square foot lot is 65% of the maximum required floor-to-lot area ratio.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District and Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.
Actual time: 4:12 p.m.

Present: Sieglinde Pukke, Applicant
Public comment opened at 4:25 p.m., the following individual spoke:

1. Jeff Wicks

Written correspondence from Jeff & Kristy Wicks was acknowledged.

Public comment closed at 4:29 p.m.

Motion: Continue indefinitely to the Full Board with comments:
1. The applicant shall study the proposed rooflines of the addition to reduce ridge height.
2. The applicant shall study the proportion of glazing areas on the addition, specifically the South and East elevations, to be more integrated with the existing style.
3. The applicant shall provide a section along east-west direction.
4. The applicant shall provide plate heights on first and second floor.
5. The applicant shall provide the Board with information as to whether the existing glass paneled garage door was approved and permitted at time of installation.
6. The applicant shall provide a landscape and/or existing plantings on the site plan.
7. The applicant shall provide a solar design to denote shadows and compliance with solar access ordinance.
8. The Board appreciates the placement of second story on the site.
9. The applicant shall cut a site section that runs generally from one side of the property line to another to understand how the house sits relative to the uphill neighbor and illustrate landscaping and screening on both property lines.
10. North and south arrows shall be included on the plans.
11. The applicant shall illustrate access to the Attic/storage.
12. Gridlines shall be shown on the elevations and on any sections.

Action: Arakelian/Brentlinger, 4/0/0. (Miller and Klein absent.) Motion carried.

(4:50PM) NEW ITEM: CONCEPT REVIEW

4. 639 ISLAND VIEW DR
   Assessor's Parcel Number: 035-112-001
   Zone: RS-15
   Application Number: PLN2019-00358
   Owner: Amy Buehler
   Applicant: Chris Cottrell, Native Son Design Studio

(Proposal for additions to an existing 1,459 square foot single-unit residence located in the Hillside Design District, comprised of a new 1,013 square foot second-story, a 75 square foot entry, and 101 square foot storage addition to the existing 396 square foot garage. No changes are proposed to the existing Accessory Dwelling Unit (ADU). Project includes replacing the stone veneer on the residence with stucco, a new AC condenser, and trellis. The proposed total of 3,588 square feet on a 10,647 square foot lot, is 94% of the maximum required floor-to-lot area ratio.)
No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Hillside District and Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.

Actual time: 5:12 p.m.

Present: Chris Cottorell, Applicant,

Public comment opened at 5:19 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with comments:
1. The Board is generally in favor of proposed architectural style.
2. The applicant shall study the size of porch columns which currently appear to be too small/light in nature.
3. The applicant shall study a reduction in FAR.
4. The applicant shall study a reduction in massing of the second story from street view and pushing or pulling the massing to reduce apparent bulk relative to neighborhood compatibility.

Action: Arakelian/Moticha, 4/0/0. (Miller and Klein absent.) Motion carried.

* THE BOARD RECESSED FROM 5:36 TO 5:47 P.M. *

(5:25PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL - POSTPONED

5. 36 RINCON VISTA RD
Assessor's Parcel Number: 019-282-013
Zone: RS-15
Application Number: PLN2020-00503
Owner: David Sims
Applicant: Lauren Ballantyne, Sherry & Associates Architects Inc.

(Proposal to demolish the existing 2,225 square-foot, three-story, single-unit residence, and construct a new 3,291 square-foot three-story, single-unit residence with an attached 442 square foot two-car garage, and 40 square foot trash enclosure attached to the garage. Project includes a new pool, driveway, retaining walls, and hardscape and landscape improvements. The proposed total of 3,733 square feet on an 18,295 square foot lot is 85% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer approval of a Front Setback Modification, Interior Setback Modification, and Open Yard Modification was granted on January 12, 2022.)

This item has been postponed to the Single Family Design Board meeting of April 11, 2022.

(5:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

6. 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 was last reviewed on August 30, 2021 under PLN2018-00345.)

**Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on March 14, 2022.**

Actual time: 5:47 p.m.

Present: Detlev Peikert, Applicant; Tony Tomasello, Applicant; and Jolie Wah, Applicant

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

1. Nicki Costa
2. Bryan Costa
3. Doug McKenzie
4. Matthew Scribner
5. Jillian Title

Written correspondence from Liza Kirkbride, Jillian Title, Nancy Swanson, Matt & Bess Scribner, Elizabeth Scholtz, and Bryan & Nicki Costa was acknowledged.

Public comment closed at 6:25 p.m.

**Motion:** Project Design Approval and continue indefinitely to the Full Board with comments, a condition, and findings:

1. The applicant shall study the fenestration on the street facing elevation of the house, move the bathroom windows at the second floor level to the west, and reduce the height of the stairwell fenestration in order to make it be less modern.

2. If pool equipment is to be added, it shall be placed as far away as possible from the westerly property line and appropriately screened both visually and acoustically.

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, will enhance the appearance of the neighborhood and is similar to the homes in the Willowglen/Brenner areas adjacent to the neighborhood.
   b. The proposed development is compatible in size, bulk, and scale to the site and neighborhood. The residence is within the guidelines of size, bulk, and scale because of the Board’s requests to reduce the appearance of the size, bulk, and scale.
   c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors are excellent and maintain the natural appearance of the neighborhood.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The specimen oak trees are being retained.
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 met with the neighborhood several times over the past two years, in an effort to allow neighbors to voice their concerns and come to some agreement regarding the same.

   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. There are two two-story residences in the neighborhood that are set back to the north. The height of the residence is within the SFDB guidelines and doesn’t interfere with public views, only private views a little, which are not protected.

   4. 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.

Action: Moticha/Colasse, 4/0/0. (Miller and Klein absent.) Motion carried.

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 7:04 P.M. *