CALL TO ORDER

The Full Board meeting was called to order at 3:01 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, Arakelian, Brentlinger, Klein, and Moticha
Members absent: Colasse
Staff present: Kokinda, Plummer, and Fennessy

GENERAL BUSINESS

A. Public Comment:

The following individual spoke:

1. Peter Trent

Written correspondence from Doug & Sharon McKenzie was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of March 28, 2022, as submitted.
Action: Brentlinger/ Moticha, 5/0/0. (Colasse absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of April 4, 2022, as reviewed by Board Members Klein and Colasse.
Action: Moticha/ Brentlinger, 5/0/0. (Colasse absent.) Motion carried.
Motion: Ratify the Consent Calendar of April 11, 2022, as reviewed by Board Members Klein.
Action: Moticha/Klein, 5/0/0. (Colasse absent.) Motion carried.

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

1. Ms. Plummer announced that the City has received an appeal for the project at 691 North Hope Ave.

2. Ms. Kokinda announced that Staff is potentially looking into having Consent meetings be remote.

E. Subcommittee Reports:

No subcommittee reports.

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

1. **36 RINCON VISTA RD**
   - Assessor's Parcel Number: 019-282-013
   - Zone: RS-15
   - Application Number: PLN2020-00503
   - Owner: David E. 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, site 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.)

**Project Design Approval is requested. Neighborhood Preservation Findings, Hillside Design District and Sloped Lot Findings, and Grading Findings are required. Project was last reviewed on November 22, 2021.**

Actual time: 3:15 p.m.

Present: Jarret Gorin, Applicant and Dawn Sherry, Applicant

Public comment opened at 3:35 p.m., and the following individuals spoke:

1. Jim Head
2. David Sims
3. Maddy Sims
4. Gita Labrentz
Written correspondence from Fred & Maitzie Wolf, Sany & Michael DeRousse, Michael Higgins, Charles M. Firestone, Gita L. Labrentz, Robert & Pamela Welti, Tom Bird, Daniela Johnson, Nancy Lorenzen Family, Charles & Amy Kirschbaum, and David & Janice Sims was acknowledged.

Public comment closed at 3:44 p.m.

**Motion:** Project Design Approval and continue indefinitely to Consent with comment and findings:

1. The Board generally finds the project to be compatible with neighborhood and aesthetically appropriate.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   - The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   - The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   - 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.
   - The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
   - The public health, safety, and welfare are appropriately protected and preserved.
   - The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   - The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
3. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code:
   - 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
   - The proposed grading will not cause a substantial loss of southern oak woodland habitat.
4. 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.
   - 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 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.

**Action:** Arakelian/ Klein, 5/0/0. (Colasse absent.) Motion carried.

The ten-day appeal period was announced.
(4:05PM) CONTINUED ITEM: CONCEPT REVIEW

2. **650 ROCKWOOD DR**
   - Assessor's Parcel Number: 021-163-001
   - Zone: RS-1A
   - Application Number: PLN2021-00491
   - Owner: Shawna & Brook Reeder
   - Applicant/Architect: Adam Sharkey, Blackbird Architects

(Proposal to construct a new 3,430 square foot one-story single-unit residence with a 500 square foot attached garage and 767 square foot detached Accessory Dwelling Unit (ADU) on a vacant lot. Project includes new hardscape and landscape improvements, including the removal of five Coast Live Oak trees to be replaced with seven new Oak trees. Staff Hearing Officer review and approval is required to allow the uncovered parking space for the ADU to be located within the required 35-foot front setback. The proposed total of 4,697 square feet on a 26,968 square foot lot, is 99% of the guideline maximum floor-to-lot area ratio.)

This is a focused concept review to discuss the location of the uncovered parking space for the Accessory Dwelling Unit (ADU) located in the Front Setback. 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. Project was last reviewed on **November 22, 2021**.

Actual time: 4:03 p.m.

Present: Adam Sharkey, Applicant; Stephan Farmazon, Applicant; and Sam Maphis, Landscape Architect

Staff comments: Pilar Plummer, Assistant Planner stated that the uncovered parking requires a modification because it is in the front setback.

Public comment opened at 4:12 p.m., and the following individual spoke:

1. Tate Christopher

Written correspondence from T. Christopher was acknowledged.

Public comment closed at 4:15 p.m.

**Motion:** Continue to the Staff Hearing Officer for with comments:
1. The uncovered parking space located in the front setback is aesthetically appropriate.
2. The low retaining wall is acceptable and there is significant screening at the property line.
3. The permeable pavers for the parking space and to address storm water are a great addition.

**Action:** Klein/ Arakelian, 5/0/0. (Colasse absent.) Motion carried.
(4:35PM) NEW ITEM: PROJECT DESIGN APPROVAL

3. **2944 VALENCIA DR**
   Assessor's Parcel Number: 053-293-015
   Zone: RS-7.5
   Application Number: PLN2021-00500
   Owner: Melinda Greene
   Applicant/Architect: Gregory Jenkins

(Proposal to construct a 242 square foot first-story addition, and a new 643 square foot second-story with a 85 square foot balcony, to an existing 857 square foot single-story single-unit residence with a detached 337 square foot one-car garage and workshop. Project includes conversion of the existing garage/workshop to an Accessory Dwelling Unit (ADU), a new uncovered replacement parking space located in the existing driveway, and interior remodel of the residence. The proposed total of 2,079 square feet on a 5,026 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

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

Actual time: 4:25 p.m.

Present: Gregory Jenkins, Applicant

Public comment opened at 4:38 p.m., and as no one wished to speak, it closed.

Written correspondence from Pat & Bill Lupo was acknowledged.

**Motion:** Project Design Approval and continue indefinitely to Consent with comments:
1. The applicant shall reduce the size of the fenestration on the north and south elevations.
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. 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.
3. The location of the balcony is appropriate and does not interrupt the neighbors.
4. Building footprints of adjacent properties shall be provided on the site plan and photos of adjacent development at the next review.
5. The applicant shall provide a landscape plan.
Action: Moticha/ Klein, 5/0/0. (Colasse absent.) Motion carried.

The ten-day appeal period was announced.

* THE BOARD RECESSED FROM 4:49 TO 5:00 P.M. *

(5:15PM) CONTINUED ITEM: CONCEPT REVIEW

4. 549 LA MARINA DR
Assessor’s Parcel Number: 035-211-009
Zone: RS-7.5
Application Number: PLN2020-00634
Owner: Geoffrey Chatfield
Applicant: Tom Ochsner

(Proposal for substantial redevelopment of the existing 1,419 square foot residence with an attached 434 square foot garage, located in the Hillside Design District. Project includes a 119 square foot main level addition, a 1,078 square foot new second floor addition with a 574 square foot deck, construction of a new detached 75 square foot pool equipment shed, 25 square feet of storage space, and a new trash enclosure. Additional site improvements include a new 177 square foot covered porch, a 1,030 square foot covered terrace, permeable paver drive, and hardscape and landscape improvements. The proposed total of 3,150 square feet on a 13,939 square foot lot is 75% of the maximum required floor-to-lot area ratio. A Minor Zoning Exception is requested to allow the proposed trash enclosure to be located within the front yard.)

No final appealable action 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. Project was last reviewed on March 1, 2021.

Actual time: 5:00 p.m.

Present: Tom Ochsner, Applicant

Public comment opened at 5:12 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board with the comment that the Board finds the swimming pool acceptable.
Action: Moticha/Brentlinger, 5/0/0. (Colasse absent.) Motion carried.

* THE BOARD RECESSED FROM 5:25 TO 5:40 P.M. *
**NEW ITEM: CONCEPT REVIEW**

5. **2315 EDGEWATER**
   - Assessor’s Parcel Number: 041-350-024
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00584
   - Owner: 2315 Edgewater LLC
   - Applicant: Shaheen Ghazvinizadeh, Blackbird Architects

(Proposal to demolish the existing two-story single-unit residence and attached garage located in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone, and construct a new 3,345 square foot two-story residence with an attached 670 square foot two-car garage, 600 square foot basement, and 700 square foot Accessory Dwelling Unit (ADU). Project includes a new pool, driveway replacement, removal of several non-specimen trees, and hardscape and landscape improvements. The proposed total of 4,015 square feet on a 22,651 square foot lot is 85% of the maximum guideline floor-to-lot area ratio.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings, Hillside Design District and Sloped Lot Findings, and Grading Findings will be required when the project is reviewed for Project Design Approval.

Actual time: 5:40 p.m.

Present: Ken Radtey, Applicant; Shaheen Ghazvinizadeh, Applicant; and Kat Seth, Applicant

Public comment opened at 5:59 p.m., and as no one wished to speak, it closed.

Written correspondence from Mahesh Balakrishnan, Barbara Reed, and Skip Willis was acknowledged.

**Motion:** Continue indefinitely to the Full Board with comments:
   1. The size, bulk, and scale of the project should be restudied, in particular the roof of the oval element and the hip-eave line running along the west elevation.
   2. The applicant shall restudy the south elevation glazing in accordance to neighborhood compatibility guidelines in terms of openings and fenestration.
   3. The applicant shall study the second floor plate height.

**Action:** Arakelian/ Moticha, 5/0/0. (Colasse absent.) Motion carried.

* MEETING ADJOURNED AT 6:33 P.M. *