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
Members absent: None
Staff present: Kokinda (until 5:10 p.m.); Plummer; Fennessy; and Kathleen Goo, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Bryan & Nicki Costa was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of April 11, 2022, as submitted.
Action: Moticha/Brentlinger, 5/0/1. (Colasse abstained.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of April 18, 2022, as reviewed by Board Members Miller and Klein.
Action: Brentlinger/Moticha, 6/0/0. Motion carried.
Motion: Ratify the Consent Calendar of April 25, 2022, as reviewed by Board Members Miller and Klein.
Action: Brentlinger/Klein, 6/0/0. Motion carried.

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

1. Ms. Kokinda announced that beginning May 1, 2022, the City will be utilizing the Zoom platform to accommodate remote public comment at future Full Board meetings for members of the public who wish to participate remotely.

2. Ms. Plummer reminded the Board to make sure to use their microphones when speaking.

E. Subcommittee Reports:

Board Member Moticha commented regarding the issue of metal roofs and transparent garage doors which he felt should be allowed in certain areas where they do not negatively impact or cause nuisance glare or reflections for residents in neighborhoods, similar to garage doors with glass materials as long as they fit the architectural style of the surrounding neighborhood.

Board Member Colasse also commented that she felt that the Board should hold a broader discussion regarding the cumulative effect of similar kinds of elements such as transparent curtains or garage doors.

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

1. **1384 SHORELINE DR**
   - Assessor’s Parcel Number: 045-193-019
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00545
   - Owner: Jaime & Debbie Perez
   - Applicant: Adam Sharkey, Blackbird Architects

(Proposal to demolish the existing single-unit residence and construct a new two-story single-family residence with an attached garage. The project includes associated site and landscape improvements, a new pool, and pool amenity structure. The proposed total of 2,499 square feet on a 6,191 square foot lot is 91% of the maximum required floor-to-lot area ratio. Planning Commission granted approval of a Coastal Development Permit on April 7, 2022.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on February 14, 2022.**

**RECUSAL:** Board Member Colasse recused herself from commenting on this item due to not reviewing the previous hearing materials.

Actual time: 3:13 p.m.

Present: Adam Sharkey, Blackbird Architects; Debbie Perez, Owner; and Robert Dostalek, Associate Planner
Public comment opened at 3:30 p.m., and as no one wished to speak, it closed.

**Motion:** **Project Design Approval and Final Approval with findings:**
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.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree; as the property palm tree is not of these tree species. 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. The removal of healthy, non-invasive trees is not proposed for this application.
   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, 5/0/0. (Colasse abstained.) Motion carried.

The ten-day appeal period was announced.

**3:45PM** CONTINUED ITEM: CONCEPT REVIEW

2. **105 MESA LN**
   - Assessor’s Parcel Number: 041-330-043
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00136
   - Owner: Eddie Talbot
   - Applicant: William Wolf, Pacific Arc Inc. Architects

(This is a revised project description. Proposal for additions and a remodel to the existing 1,985 square foot, two-story, single-unit residence consisting of demolition of the existing garage and construction of a new 407 square foot attached garage, 713 square feet of first-floor additions, and 131 square feet of second-floor additions. Project includes construction of a new 696 square foot Accessory Dwelling Unit (ADU) with a 71 square foot upper level deck, a new pool and spa, patio, 634 square foot deck, and hardscape and landscape improvements. The proposed total of 3,648 square feet on a 9,117 square foot lot is 105% of the maximum required floor-to-lot area ratio. Planning Commission approval of a Floor Area Modification is required.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings will be required when the project is reviewed for Project Design Approval. Project was last reviewed on **November 8, 2021**.

Actual time: 3:53 p.m.
Present: William Wolf, Pacific Arc Inc. Architects; Robert A. Fowler, Landscape Architect; and Robert Dostalek, Associate Planner

Staff comments: Mr. Dostalek stated that the project has been revised since the prior hearing, while still maintaining the required 85% FAR. However, in that time the Accessory Dwelling Unit (ADU) Ordinance for the City was certified by the California Coastal Commission, is currently effective, and applies to all projects in the City’s coastal zone. The ADU is now included in the FAR calculation, resulting in the present FAR of 105%, and the project now requires a Floor Area Modification. Prior to formally submitting for the Modification, staff and the applicant are looking for feedback from the Board as to whether a Floor Area Modification would be supportable. Mr. Dostalek also requested the Board provide feedback on the supplemental application materials required for a FAR Modification, and whether or not those materials may be waived.

Public comment opened at 4:08 p.m., and as no one wished to speak and no written comment was submitted, it closed.

Motion: Continued indefinitely to Full Board with comments:
1. In general, the Board is positive about the proposed project, and would be willing to support the FAR modification, and in general the Board finds the size, bulk, and scale appropriate given the amount of screening on the parcel.
2. Provide more developed plans.
3. The applicant shall provide the supplemental materials required for an FAR Modification, specifically the neighborhood workshop and basic story poles at the north and east elevations to demonstrate the corners and height details for the surrounding neighborhood. The applicant shall also provide street silhouette elevations, panoramic photo simulations, and/or other information to demonstrate massing details of the project in regard to the neighborhood context.
4. Provide a color board for the project.
5. The Board needs more clarity on the proposed pool location, and does not support the pool location in the front yard setback. Study relocating the proposed pool to the rear yard.
6. Provide more announcement or definition-of-entry along Mesa Road.
7. Study the fenestration on the westerly elevation as it relates to the relationship between the head of the transoms and the lowest points of the fascia, and also the relationship of the fenestration to the outside corners of the structure itself.
8. Study the proposed bamboo plantings on the landscape plan.

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

* THE BOARD RECESSED FROM 5:03 TO 5:09 P.M. *

(4:25PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. 857 SEA RANCH DR
Assessor’s Parcel Number: 047-103-003
Zone: RS-1A
Application Number: PLN2021-00331
Owner: Theo Theofanous
Applicant: Ed DeVicente
(Proposal for a 1,040 square foot second level addition, and 735 square foot lower level addition to an existing 2,253 square foot single-unit residence with an attached 433 square foot garage located in the Hillside Design District. Project includes a 234 square foot covered deck, 475 square foot covered patio, permitting the existing driveway configuration and an existing vehicle gate. The proposed total of 4,461 square feet on a 47,480 square foot lot is 89% of the maximum guideline floor-to-lot area ratio.)

**Project Design Approval is requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Grading Findings are required. Project was last reviewed on August 30, 2021.**

Board Member Klein stated she reviewed the previous review recording and materials of the proposed project.

Actual time: 5:09 p.m.

Present: Ryan Mills, Principal Designer; Mike Stroh, Principal Architect; and Christian Groat, Designer, DMHA Architects

Public comment opened at 5:27 p.m., and as no one wished to speak and no written comment was submitted, it closed.

**Motion:** **Project Design Approval and continue to Consent with comments:**

1. The Board finds the proposed glass railings supportable as it’s compatible with the style of the architecture of the proposed project.
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. 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. The removal of healthy, non-invasive trees is not proposed for this application.
   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, there are no significant impacts to public scenic views of and from the hillside.
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.
   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 massing has the current appearance of having always existed in that location.

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: Klein/Brentlinger, 6/0/0. Motion carried.

The ten-day appeal period was announced.

(5:05PM) NEW ITEM: PROJECT DESIGN APPROVAL

4. **691 N HOPE AVE (Lot 5)**
   
   Assessor’s Parcel Number: 057-113-007
   
   Zone: RS-7.5/USS
   
   Application Number: PLN2022-00009
   
   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 2,427 square foot two-story single-unit residence with an attached 465 square-foot garage on Lot 5 of the newly created six-lot subdivision. The proposed total of 2,891 square feet on a 13,736 square foot lot is 84% of the maximum required floor-to-lot area ratio.)

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

Actual time: 5:52 p.m.

Present: Detlev Peikert, AIA; Rachel Raynor, Associate Planner; and Jolie Wah, VP, AIA, RRM Design Group; and Kathleen Kennedy, Project Planner

Public comment opened at 6:08 p.m., and as no one wished to speak, it closed.

Written correspondence from Mathew McDermid & Joan Sullivan, Nancy Swanson, Bryan & Nicki Costa, Elizabeth Scholtz, Matt & Bess Scribner, and Jillian Title were acknowledged.

Staff comments: Ms. Kennedy stated the applicant will be required to follow the conditions of approval for the approved subdivision project, including the associated drainage plan, and also conform to Storm Water Management Program (SWMP) requirements (Tier 3) for the Building Permit for each separate lot.

**Motion:** Project Design Approval and continue indefinitely to Full Board with conditions:

1. Provide an accurate representation of mullions and window details on the plans.
2. Illustrate the downspout locations on the exterior elevations and on the floor plans.
3. Study the mass and return with a proposal to resolve the apparent disparity of the breezeway element with the rest of the residence. One recommendation was to possibly push back the front wall line to be located behind the front wall of the garage and study different materials for that element.

4. Replace the project site palm trees on the southerly property line with an alternative variety of tree species consistent with the future swale-use in that area.

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, specifically due to the change in nature of the roofline to a more traditional roofline, a decrease in second floor square footage, and the residence is well below allowable height limitations.
   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 as the sandstone material is being used in a traditional and appropriate manner.
   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 tree on the south property line is being retained. 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. The removal of healthy, non-invasive trees is not proposed for this application; however, 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 applicant has been interactive with the neighbors; therefore, the project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   g. There are no significant public scenic views of and from the hillside.

6. Based on the fact that the project is a Tier 3 SWMP project and that the project is subject to conditions of the subdivision, 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, natural drainage courses 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: Colasse/Moticha, 6/0/0. Motion carried.

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 6:39 P.M. *