CALL TO ORDER

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

ATTENDANCE

Members present: Miller, Colasse, Brentlinger, Klein, and Moticha
Members absent: Arakelian
Staff present: Kokinda (until 4:45 p.m.); Plummer; Holly Garin, Assistant Planner; Fennessy; and Kathleen Goo, Commission Secretary

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of April 25, 2022, as amended.
Action: Brentlinger/Moticha, 5/0/0. Arakelian absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of May 9, 2022, as reviewed by Board Members Miller and Klein.
Action: Moticha/Brentlinger, 5/0/0. (Arakelian absent.) Motion carried.
D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer introduced Holly Garcin, Assistant Planner, who will be taking over as staff liaison for the Single Family Design Board.

E. Subcommittee Reports:

No subcommittee reports.

(3:15PM) DISCUSSION ITEM

1. GENERAL PLAN UPDATE
   Staff: Jessica Metzger, Project Planner

(A brief presentation on the General Plan Amendment to update the Housing Element of the City’s General Plan in accordance with state housing element law.)

Actual time: 3:09 p.m.

Present: Rosie Dyste, Project Planner

Presentation made and accepted by the Board. No comments from the Board were made.

(3:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

2. 2706 CUESTA RD
   Assessor’s Parcel Number: 051-281-014
   Zone: RS-7.5/USS
   Application Number: PLN2021-00345
   Owner: Paradise Trust
   Applicant / Architect: Tom Ochsner

(Proposal for substantial redevelopment of the existing 1,504 square foot single-unit residence, including a 765 square foot addition, and conversion of the existing 527 square foot garage to an Accessory Dwelling Unit (ADU). Additional improvements include a new 365 square foot covered deck, exterior alterations, a new uncovered parking space, and hardscape and landscape improvements. The proposed total of 3,056 square feet on a 9,000 square foot lot, is 89% of the maximum required floor-to-lot area ratio. Staff Hearing Officer approval of an Interior Setback Modification was granted on April 6, 2022.)

Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on October 25, 2021.

Actual time: 3:15 p.m.

Present: Liz Hughes, Architect; and Chuck McClure, Landscape Architect

Public comment opened at 3:30 p.m., and the following individual spoke:
1. Ann Lee

Public comment closed at 3:31 p.m.

**Motion:**  Project Design Approval and continued 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 and nature of the City, especially in terms of the softer color palette, the change in the front door, and the introduction of sandstone materials.
   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 plaster, sandstone, and asphalt roof materials are consistent with 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 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 project.
   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; there has been communication with the neighbor located at 2702 Cuesta Road.
   g. The development, including proposed structures and grading, there are no significant impacts to public scenic views of and from the hillside.

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

The ten-day appeal period was announced.

**(4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**

3. **1274 SAN MIGUEL**
   - Assessor's Parcel Number: 045-042-005
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00117
   - Owner / Applicant: Noah Blaustein

(Proposal for a 547 square foot first-floor addition, and a new 375 square foot second story, to an existing 1,047 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes a 160 square foot second-story roof deck, new doors and windows throughout, and an interior remodel. No improvements are proposed to the existing Accessory Dwelling Unit (ADU). The proposed total of 1,969 square feet on a 7,384 square foot lot, is 65% of the required maximum floor-to-lot area ratio.)

**Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on June 21, 2021.**
Actual time: 3:45 p.m.

Present: Johnny Hirsch, Principal Architect, PLACE Design; and Noah Blaustein, Applicant/Owner.

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Written correspondence from Mike Bono, Rita & Adrian Yanes, Edward Tomeo, Jim & Glennis Malcolm, Christoph Anderson, Ginger & Rik Smith, Heidi Hullander, Brent Baldwin, and S. Craig were acknowledged.

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

1. The applicant shall provide additional information on the architectural styling of the project with a neighborhood context study clearly mapping out how the architectural style is consistent with the Single Family Design Guidelines and the style of the neighborhood.
2. The applicant shall study reducing the size of the second story windows.
3. Provide a study of the proposed mustard-colored siding and its reflectivity over the course of a day.
4. The Board would be supportive of a Minor Zoning Exception for a trash enclosure located within the front yard.

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

**NEW ITEM: CONCEPT REVIEW**

4. **130 CAMINO ALTO RD**
   - Assessor's Parcel Number: 019-150-018
   - Zone: RS-1A
   - Application Number: PLN2022-00052
   - Owner: Demir Hamami & Sandra Sperry
   - Applicant: Jay Higgins
   - Designer: Stillwater Dwellings

(Proposal to construct a 3,521 square foot single-unit residence on a vacant lot located in the Hillside Design District, including a 530 square foot attached garage and 272 square foot workshop. Project includes improvements to the existing privacy walls at Camino Alto, grading, and landscape/hardscape improvements. The proposed total of 4,120 square feet on a 30,204 square foot lot is 86% 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 & Sloped Lot Findings, and Grading Findings will be required when the project is reviewed for Project Design Approval.**

Chair Miller read the following State Political Reform Act Sole Proprietor Advisory and Katie Klein stepped down as landscape architect for the project:

The City Attorney’s office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The
exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 4:31 p.m.

Present: Jay Higgins, Applicant; and Katie Klein, Landscape Architect

Public comment opened at 4:46 p.m., and as no one wished to speak, it closed.

Written correspondence from Helena Hill was acknowledged.

**Motion:** Continue indefinitely to Full Board with comments:
1. The Board finds the proposed style of the home, color palette, and proposed one-story massing on the north side of the project supportable.
2. The applicant shall study replacing the proposed veneer stone with a native stone.
3. The applicant shall return with a study of the southerly wing of the project in order to potentially bring the project more in line with the Hillside Design District Guidelines.
4. The applicant shall study stepping down the design with the topography in order to avoid the appearance of a tall and stacked two-story mass.
5. The Board is split on the proposed upper deck, as to whether it is necessary, or whether the solid screened wall on the west side of the upper deck is necessary.

Action: Colasse/Moticha 4/0/0. (Klein stepped down. Arakelian absent.) Motion carried.

* THE BOARD RECESSED FROM 5:13 PM – 5:30 PM *

(5:40 PM) NEW ITEM: PROJECT DESIGN APPROVAL

5. **0 LAS TUNAS RD**
   Assessor’s Parcel Number: 019-082-001
   Zone: RS-1A
   Application Number: PLN2022-00058
   Owner: Mark and Ginger Synnott
   Applicant: Eva Turenchalk
   Architect: Neumann Mendro Andruaitis

(Proposal to construct a 3,752 square foot single-unit residence located on a vacant lot in the Hillside Design District, with a basement level comprised of three-car garage, a wine cellar, pool equipment room, main entry, and bedroom. A new swimming pool and spa, two exterior landscaped terraces and four exterior wood decks, landscape walking path, and driveway with a motor court are also proposed. Additional improvements includes grading, new native landscaping throughout the site, and removal of one non-specimen pepper tree. The proposed total of 3,752 square feet on a 1.39 acre lot is 72% of the maximum guideline floor-to-lot area ratio (FAR). Project received a One-Time Pre-Application Consultation on April 26, 2021 under PRE2021-00112.)

Project Design Approval is requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Grading Findings are required.

Actual time: 5:32 p.m.

Present: David Mendro, Architect, NMA Architects; Scott Menzel, Landscape Architect; and Mike Viettone, Civil Engineer.
Staff comments: Ms. Plummer stated that the project was previously reviewed as a One-Time Pre-Application Consultation on April 26, 2021; comments from that hearing are non-binding.

Public comment opened at 5:54 p.m., and the following individuals spoke:

1. Ivan Donohue
2. Bruna Byrne
3. Jeff Byrne

Written correspondence from Padric Davis and Jeff Byrne (Santiago Hill Owner’s Assoc.) were acknowledged.

Public comment closed at 6:04 p.m.

Motion: 

Project Design Approval and continue indefinitely to Consent with comments:

1. Prior to returning for further review, the applicant shall meet with adjacent members of the neighborhood to confirm and demonstrate that they are complying with Good Neighbor Guidelines in regards to privacy by providing significant screening landscaping, and sensitivity to architecture in the area. Applicant shall provide meeting minutes to the Board.

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; the project is sensitive to the topography of the site, and what is existing on site.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale with a low plate height 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 assist to blend into the 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 project does not include the removal of healthy, non-invasive trees and the landscape plan includes native plantings.
   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 is appropriate; 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 size, bulk, and scale 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, 5/0/0. (Arakelian absent.) Motion carried.

The ten-day appeal period was announced.

* THE BOARD RECESSED FROM 6:40 PM – 6:42 PM *

(6:25) CONTINUED ITEM: CONCEPT REVIEW

6. 2121 LAS TUNAS RD
Assessor's Parcel Number: 019-013-001
Zone: RS-1A (A-1)
Application Number: PLN2020-00544
Owner / Applicant: Ian Williamson
Architect: Adam Osterhoff, AIA

(Proposal to construct a new 4,833 square foot, two-story residence on a vacant lot with a detached
667 square foot garage, covered deck and patio. The project includes a new driveway, a lap pool with
an adjacent equipment room and planter bed, and associated site and landscape improvements,
including removal of Coast Live Oaks, one of which is located in the front setback, to be replaced with
new replacement Oak saplings. The proposed total of 4,680 square feet on a 46,294 square foot lot is
93% of the maximum guideline floor-to-lot area ratio (FAR).)

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

Item 6 postponed indefinitely due to the applicant’s absence.

* MEETING ADJOURNED AT 6:48 P.M. *