CALL TO ORDER

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

ATTENDANCE

Members present: Miller, Colasse, Arakelian, Klein, and Moticha (at 3:03 p.m.)
Members absent: Brentlinger
Staff present: Kokinda (until 4:38 p.m.), Plummer, and Goo

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of May 9, 2022, as submitted.
Action: Moticha/Klein, 4/0/1. (Arakelian abstained. Brentlinger absent.) Motion carried.

C. Approval of the Consent Calendar: (Note: May 16, 2022 Consent Review was cancelled.)

Motion: Ratify the Consent Calendar of May 23, 2022, as reviewed by Board Members Miller and Klein.
Action: Moticha/Klein, 4/0/1. (Brentlinger absent.) Motion carried.
D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

Ms. Kokinda announced the following:

a. One formal SFDB Advisory Board application was received/accepted and interviews are being held this week at City Council on Tuesday, May 24, 2022.
b. Board training should resume in the future as the staff training schedule allows.
c. The City Council appeal hearing for the SFDB approval of 1460 La Cima Road will be held on Thursday, May 24, 2022, with Vice-Chair Colasse in attendance to represent the Board.

E. Subcommittee Reports:

No subcommittee reports.

* THE BOARD RECESSED FROM 3:10 TO 3:25 P.M. *

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

1. 910 SAN CARLOS RD
   Assessor's Parcel Number: 019-090-022
   Zone: RS-15
   Application Number: PLN2022-00002
   Owner: Benjamin & Molly Diener
   Applicant: Charlotte Hofstetter
   Architect: 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 11,463 square foot lot is 65% of the maximum required floor-to-lot area ratio.)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District and Sloped Lot Findings are required. Project was last reviewed on March 28, 2022.

Actual time: 3:25 p.m.

Present: Charlotte Hofstetter, Applicant from Shubin + Donaldson Architects; and Benjamin & Molly Diener, Owners

Public comment opened at 3:42 p.m., and no written comment was submitted.

The following individuals spoke:

1. Valerie Wisehart
2. Jeff Wicks (remotely)

Public comment closed at 3:49 p.m.
Motion: **Continue indefinitely to Full Board with comments:**
1. Study the addition to be more consistent with the architectural style of the existing residence, consider a cottage nature; reference the SFDB Guideline, Section 11, *Architectural Style*, page 28C.
2. The Board finds the placement of the second story aesthetically appropriate to the site in respect to public views.
3. Implement standard tree protection measures throughout construction.

Action: Arakelian/Colasse, 4/0/1. (Miller abstained. Brentlinger absent.) Motion carried.

(3:50PM) CONTINUED ITEM: CONCEPT REVIEW

2. **2315 EDGEWATER WAY**
   - Assessor's Parcel Number: 041-350-024
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00584
   - Owner: 2315 Edgewater LLC
     - Ralf Pohl, Managing Member
   - Applicant: Shaheen Ghazvinizadeh
   - Architect: Kenneth Radtkey, 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 3,285 square foot two-story residence with an attached 730 square foot two-car garage, 600 square foot basement, and 625 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 4,640 square feet on a 22,651 square foot lot it 98% of the maximum guideline floor-to-lot area ratio. Planning Commission review and approval is required for a Coastal Development Permit.)

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. Project was last reviewed on April 11, 2022.

Actual time: 4:12 p.m.

Present: Shaheen Ghazvinizadeh, and Kenneth Radtkey, Applicant from Blackbird Architects; and Ralf Pohl, Managing Member for Owner

Public comment opened at 4:23 p.m., and as no one wished to speak and no written comment was submitted, it closed.

Motion: **Continue to the Planning Commission with comments:**
1. The Board generally finds the size, bulk, and scale of the proposed project to be aesthetically appropriate.
2. The Board generally finds the massing and roof lines along the west elevation to be an improvement and are aesthetically appropriate.
3. The Board generally finds the proposed glazing at all elevations are aesthetically appropriate.
4. At the south elevation, study increasing the mass of the horizontal building element between the first and second stories.

Action: Arakelian/Moticha, 4/0/1. (Colasse abstained. Brentlinger absent.) Motion carried.

Additional Board comment: The Board stated that story poles would not be necessary for the proposed application.

**(4:30PM) NEW ITEM: CONCEPT REVIEW**

3. **545 LA MARINA DR**
   - Assessor’s Parcel Number: 035-211-010
   - Zone: RS-7.5
   - Application Number: PLN2021-00577
   - Owner/Applicant: Chris Chiappari and Stephen Davis
   - Architect: Neumann Mendro, Andrulaitis Architects, LLP

(Proposal to demolish an existing 1,730 square foot single-story single-unit residence and all other on-site structures and construct a new 3,435 square foot two-story single-unit residence with a 455 square-foot detached garage. Project includes 943 square feet of deck area, 80 square-foot shed, and hardscape and landscape improvements. The proposed total of 3,314 square feet on a 15,925 square-foot lot is 76% of the maximum guideline floor-to-lot area ratio.)

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.

Actual time: 4:41 p.m.

Present: Neumann Mendro, Andrulaitis Architects, LLP; and Chris Chiappari, Co-Owner

Public comment opened at 4:57 p.m., and no written comment was submitted.

The following individuals spoke:
1. Eddie Leonard
2. Jeffrey Huff
3. Dianne Barrickman (remotely)

Public comment closed at 5:05 p.m.

**Motion:** Continue indefinitely to Full Board with comments:
1. The Board general finds the proposed project is compatible with the neighborhood in terms of size, bulk, and scale.
2. The Board appreciated the modest height at which the plate heights are set for the residents, and the manner in which the second floor massing is primarily distributed on the westerly side in order to help protect views for adjacent neighbors to the south.
3. The Board generally supports the proposed materials; however, consider a more muted color for the plaster or stucco materials.
4. Return with one or more studies of the more southerly elevation that potentially reduce glazing and a lantern effect for the southerly neighbor.
5. Provide a full landscape plan, and provide additional Storm Water Management Program (SWMP) information details.

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

* THE BOARD RECESSED FROM 5:35 TO 5:40 P.M. *

(5:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. **1326 HILLCREST RD**
   - Assessor's Parcel Number: 019-111-006
   - Zone: RS-1A
   - Application Number: PLN2021-00068
   - Owner: DMW Harvey Trust
     - David Harvey, Trustee
   - Applicant/Architect: The Warner Group Architects

(Proposal to demolish a 2,536 square-foot single-story, single-unit residence and 647 square-foot attached garage, and construct a new 4,005 square-foot single-story, single-unit residence, with a 453 square-foot detached conservatory and a 510 square-foot detached garage. The project includes new landscape and hardscape improvements, associated grading, a new pool, and a new exterior barbeque area.)

**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 May 10, 2021.**

Actual time: 5:39 p.m.

Present: Thiep Cung, and Kelly Teich, AIAs for Warner Group Architects, Inc.; and Mark Tessier and Jody Labb/Lucie Simmons, Landscape Architects

Public comment opened at 5:58 p.m.

The following individuals spoke:

1. Janice Knight
2. Jim Knight
3. Fal Oliver (adjacent westerly neighbor)

Written correspondence from Fal Oliver and William Buchanan were acknowledged.

Public comment closed at 6:08 p.m.

**Motion:** Project Design Approval granted and return to Full Board for Final Approval with comments:

1. The Board finds the proposed floor-to-lot area ratio (FAR) reduction is more compatible with the neighborhood.
2. Study the reuse of the sandstone wall along the entry and possibly coordinate that element with the proposed metal entry gate and metal entry fence for a more traditional appearance in respect to the neighborhood.
3. Provide colors and details of the metal entry gate and metal entry fencing.
4. Add trees along the west property line/elevation.
5. Study providing larger shrubs along property lines to ensure proper screening of the proposed chain link fencing.
6. Study the privacy of the proposed pool by providing photos and/or renderings.
7. Provide further discussion opportunities with neighborhood residents regarding the proposed shared fencing along the property line; in particular, restudy the board-form concrete wall and proposed plantings.
8. Discuss with neighborhoods to coordinate parking and complying with Good Neighbor Guidelines.
9. Confirm the proposed driveway material to be a sandstone color.
10. Provide a complete lighting plan with specification details.
11. 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 materials and details; including the new proposed roof at the center of the development. 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.
12. 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.
   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.

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

The ten-day appeal period was announced.

* MEETING ADJOURNED AT 6:44 P.M. *