CALL TO ORDER

The Full Board meeting was called to order at 3:08 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, Arakelian, Brentlinger, and Klein
Members absent: Colasse and Moticha
Staff present: Robert Dostalek, Assistant Planner; Kokinda, Garcin, 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 23, 2022, as submitted.
Action: Klein/Arakelian, 3/0/1. (Brentlinger abstained. Colasse and Moticha absent.) Motion carried.
C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of May 31, 2022, as reviewed by Board Members Miller and Klein.
Action: Brentlinger/Klein, 4/0/0. (Colasse and Moticha absent.) Motion carried.

Motion: Ratify the Consent Calendar of June 6, 2022, as reviewed by Board Member Miller.
Action: Klein/Brentlinger, 4/0/0. (Colasse and Moticha absent.) Motion carried.

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

Ms. Plummer announced that Council appealed item, 691 N. Hope St., a Lot 6 subdivision, has been rescheduled to the City Council appeal hearing on Tuesday, July 26, 2022.

E. Subcommittee Reports:

No subcommittee reports.

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

1. **25 LAS ALTURAS RD**

   - Assessor's Parcel Number: 019-331-019
   - Zone: RS-15
   - Application Number: PLN2021-00417
   - Owner: Dan Schaberg
   - Architect/Applicant: Alex Parker, AB Design Studio

(Proposal to convert the existing 427 square foot carport to a two-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,094 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission granted approval of a Floor Area Modification on May 12, 2022.)

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

Actual time: 3:16 p.m.

Present: Alex Parker, AB Design Studio; and Robert Dostalek, Associate Planner

Staff comments: Mr. Dostalek stated that the proposed project received Planning Commission approval and is presently seeking Project Design Approval.

Public comment opened at 3:26 p.m., and as no one wished to speak, and no written comment submitted, it closed.
Motion: Project Design Approval and continue indefinitely to Consent for Final Approval with comments:

1. The Board generally finds the proposed project aesthetically appropriate, and compatible with the neighborhood.
2. Clarify the elevation sheet that identifies the garage door. It is currently shown as a light color but is proposed as a dark color.
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 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. 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. 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.
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:
   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/Klein, 4/0/0. (Colasse and Moticha absent.) Motion carried.

The ten-day appeal period was announced.

* THE BOARD RECESSED FROM 3:31 TO 3:40 P.M. *
(3:55PM) NEW ITEM: PRE-APPLICATION CONSULTATION

2. **101 SANTA CRUZ BLVD**
   
   Assessor's Parcel Number: 045-181-010  
   Zone: E-3/SD-3  
   Application Number: PRE2022-00010  
   Owner: Viktoria Pankiv Professional Corporation  
   Applicant: Tom Ochsner, Architect

(Proposal to demolish the existing 1,095 square foot one-story residence and construct a new 2,105 square foot two-story single-unit residence with a 410 square foot attached garage. Project includes a new driveway, removal of an existing pepper tree and palm tree, and hardscape and landscape improvements. As currently proposed, Staff Hearing Officer review and approval is required for a Front Setback Modification to allow the residence and garage to encroach into the required 20-foot front setback along Santa Cruz Boulevard, and a Coastal Development Permit may be required. The proposed total of 2,425 square feet on a 5,863 square foot lot is 91% of the maximum required floor-to-lot area ratio.)

This is a One-Time Pre-Application Consultation. No final appealable decision will take place at this hearing.

Actual time: 3:40 p.m.

Present: Tom Ochsner and Liz Hughes, Architects

Staff comments: Mr. Robert Dostalek stated that proposed project is a demolition and rebuild for a corner lot on Shoreline and Santa Cruz Blvd., including a request for a front setback modification, an open yard modification, and a Coastal Development Permit (CDP). Additionally, Transportation Planning Division staff requests a 17-feet, 6-inch setback (usually 20-feet) from the garage to the property line in order to accommodate an unusual right-of-way situation and necessary additional space required for potential sidewalk installation work.

Public comment opened at 3:57 p.m.

The following individuals spoke:

1. Peggy O'Toole Lamb  
2. Renee Stapelmann (2 photos presented)  
3. Viktoria Pankiv (via Zoom participation)

Written correspondence from Andrew Juiliano and Jorene Lopez & Jeffrey Yen were acknowledged.

Public comment closed at 4:09 p.m.

Ms. Plummer commented that the project has not completed its design review process and will be required to comply with all Storm Water Management Program compliance requirements, including flood abatement, etc., prior to receiving any approvals from the Staff Hearing Officer on the modifications.

Board comments:
1. In general, the Board finds that the front setback modification and the open yard modification requests are aesthetically appropriate.
2. Study getting closer to an 85% floor-to-lot-area ratio (FAR), even though other properties along Shoreline Drive or in the immediate neighborhood may have similar or higher than 85% FAR.

3. Study tucking or pulling the garage back into the site to make it less prominent from street view. As designed, the Board finds the garage from street view is not aesthetically appropriate (plan sheet A-7.1).

4. Restudy the west elevation to make more harmonious with the other elevations; add articulation. The south, north, and east elevations are architecturally appropriate in style and massing.

5. The Board finds the project to be an aesthetic improvement over existing site conditions, stepping back the second-story helps to make the bulk and massing more acceptable and in general the mass, bulk, and scale fit the Neighbor Preservation Findings aesthetically.

6. Restudy the view from the upper floor bedroom window down to the northern property line/neighbor; the garage may provide partial screening; study additional landscape screening opportunities.

7. Restudy and consider reducing the 10-foot first story plate. The Board would support a 9-foot plate height and the second floor being an 8-foot plate height. Perhaps reduce the profile only on one side of the house.

8. In general, the Board finds the proposed project fits the SFDB guidelines and the architectural details are interesting and appreciated.

9. No significant trees are being removed. The Board looks forward to seeing additional proposed trees.

10. Remove the proposed cupola above the proposed garage.

11. The Board finds the proposed Spanish Colonial design acceptable.

12. Balance the roof plan.

13. The Board cannot support the proposed location of the upstairs second-story balcony as it is currently proposed within 15-feet of the property line and not supportable per the SFDB Guidelines. Consider relocating to the east elevation and subsequently restudying the 3-way fireplace element.

14. Study relocating the large second-story bedroom window to the front area to avoid privacy issues.

15. Reconfigure the north elevation fireplace pop out to be a straight wall back behind the fireplace.

(4:40PM) NEW ITEM: CONCEPT REVIEW

3. **2339 EDGEWATER WAY**

   Assessor’s Parcel Number: 041-350-003
   Zone: E-3/SD-3
   Application Number: PLN2020-00014
   Owner: Curt Custard
   Applicant: Jarrett Gorin, Vanguard Planning
   Architect: Thomas Ochsner, Architect

(Proposal to demolish the existing 1,976 square foot two-story single-unit residence including a 200 square foot garage, and construct a new 3,885 square foot two-story single-unit residence and a detached accessory building comprised of a 510 square foot garage, and 458 square foot Accessory Dwelling Unit (ADU) above. Project includes a pool, patios, new pergola, driveway, drainage, hardscape, and landscape improvements. Project will address violations outlined in ENF2018-00339 by removing an unpermitted retaining wall and fill grading. The proposed total of 4,803 square feet on a 33,945 square foot lot is 99% 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 and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.
Actual time: 4:32 p.m.

Present: Liz Hughes and Thomas Ochsner, Architects; Robert Altman, Landscape Architect; Jarrett Gorin, Applicant; and Tony Boughman, Associate Planner

Staff comments: Mr. Boughman confirmed with the applicant that story poles would be put in place prior to Planning Commission review.

Public comment opened at 4:49 p.m.

The following individual spoke:

1. Cara Hack
2. Alexandra Hack (via Zoom participation)

Written correspondence from Alexandra Hack was acknowledged.
Public comment closed at 4:57 p.m.

Motion: Continue indefinitely to Full Board with comments:
1. Reduce the proposed plate heights.
2. Restudy the style of the architecture to be more sensitive to the neighborhood.
3. Restudy using an alternative material other than the proposed charcoal or charred wood.
4. Consider a reduction in floor-to-lot-area ratio (FAR).
5. The Board appreciates the location of residence and the project’s sensitivity to bluff zone requirements.

Action: Miller/Brentlinger, 3/1/0. (Klein opposed. Colasse and Moticha absent.) Motion carried.

Individual comments: Board Member Klein stated that she finds the proposed project uses quality materials and that there are more modern style residences within the immediate neighborhood of the project site. Board member Arakelian suggests the applicant return with three-dimensional (3D) simulations.

(5:25PM) CONTINUED ITEM: CONCEPT REVIEW

4. 1208 LAS ALTURAS RD
Assessor's Parcel Number: 019-031-024
Zone: RS-1A
Application Number: PLN2019-00637
Owner/Applicant: John & Billie Vrtiak

(Proposal to construct a new 3,682 square foot two-story single-unit residence with 915 square feet of attached garage buildings, and two guest parking spaces on a vacant lot located in the Hillside Design District. Project includes associated grading, and hardscape and landscape improvements including tree removals. Staff Hearing Officer review and approval is required to allow the two uncovered guest parking spaces to encroach in the Front and Interior Setback. The proposed total of 4,597 square feet on a 38,691 square foot lot is 94% of the maximum guideline floor-to-lot area ratio.)
No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval. Project was last reviewed on January 21, 2020.

Actual time: 5:25 p.m.

Present: Chris Gilliland, Landscape Architect; and John Vrtiak, Owner/Architect

Public comment opened at 5:41 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board for Project Design Approval with comments:
1. The Board finds that the proposed materials to be used are of high quality.
2. The Board finds the proposed project is compatible with the neighborhood, and seem to fit within the Hillside Design District and Sloped Lot Findings.
3. The Board appreciates the thoughtfulness of design.
4. The Board finds that the proposed two uncovered guest parking spaces that encroach into the front and interior setbacks are acceptable and would support this Modification.
5. The proposed project is ready for project design approval.

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

(6:10PM) NEW ITEM: CONCEPT REVIEW - POSTPONED

5. 2108 GIBRALTAR RD
Assessor's Parcel Number: 021-050-028
Zone: RS-1A
Application Number: PLN2022-00097
Owner: Jeff Thompson
Applicant/Architect: Gene Chun, Sherry & Associates Architects

(Proposal to construct a new 5,441 square foot three-story single-unit residence with an attached 505 square foot two-car garage on a vacant lot with a 51% slope, located in the Hillside Design District. The project includes 1,645 square feet of covered balconies and patios, a motor court, infinity pool with an 872 square foot pool terrace, new driveway and driveway gate, and hardscape and landscape improvements. The proposed total of 6,378 square feet on a 79,714 square foot lot is 112% of the maximum guideline floor-to-lot area ratio.)

Item postponed to July 18, 2022 agenda at the applicant’s request.