City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT AGENDA
TUESDAY, JANUARY 18, 2022
11:00 A.M.
This Meeting Will Be Conducted Electronically as
Described Below

NOTE: Agenda schedule is subject to change as cancellations occur.

BOARD MEMBERS:
Brian Miller, Chair
Leslie Colasse, Vice Chair
Ohan Arakelian
David Brentlinger
Katie Klein
Joseph Moticha

CITY COUNCIL LIAISON:
Meagan Harmon

PLANNING COMMISSION LIAISON:
Sheila Lodge

STAFF:
Ellen Kokinda, Acting Design Review Supervisor
Barbara Burkhart, Assistant Planner
Gillian Fennessy, Commission Secretary

THIS MEETING WILL BE HELD BY TELECONFERENCE AS AUTHORIZED BY GOVERNMENT CODE § 54953(e)(1)(A) TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC’S HEALTH AND WELL-BEING UNDER SANTA BARBARA COUNTY HEALTH OFFICER ORDERS. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

ELECTRONIC PARTICIPATION:
Join meeting electronically at:
https://santabarbaraca-gov.zoom.us/webinar/register/WN_hZrO4e-UQIac7EbpTixEYQ
Phone Number: 1-669-900-6833
Webinar ID: 872 9197 3499

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to SFDBSecretary@SantaBarbaraCA.gov before the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged. Please note that the Board may not have time to review written comments received after 9:00 a.m. on the day of the meeting.

All public comment that is submitted before 9:00 a.m., the day of the meeting, will be published on the City’s website at SantaBarbaraCA.gov/SFDB. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City’s website. Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not permitted during meetings conducted electronically.

NOTE: Agenda schedule is subject to change as cancellations occur.
If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to SFDBSecretary@SantaBarbaraCA.gov, 2. Call the SFDB Secretary at (805) 564-5470, ext. 3308, or 3. Submit a written request via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/SFDB. If you have any questions about the posted documents, contact Barbara Burkhart, Planning Technician, at (805) 564-5541 or email BBurkhart@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

AMERICANS WITH DISABILITIES ACT: If you need services or staff assistance to attend or participate in this meeting, contact the SFDB Secretary at (805) 564-5470, ext. 3308. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk’s office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

APPEALS: Decisions of the SFDB may be appealed to the City Council. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk’s office at Clerk@SantaBarbaraCA.gov as soon as possible. Appeals may be filed in person at the City Clerk’s office at City Hall or in writing via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a “sole practitioner” to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project.


NOTICE: On Thursday, January 13, 2022, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

PLEASE BE ADVISED
Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant’s presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the SFDB may refer items to the Full Board for review.

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California
Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF LINKED DIGITAL PLANS

Hyperlinks to project plans are provided in the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address. Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.

CONTINUED ITEM: FINAL APPROVAL

A. 712 ARBOLADO RD
    Assessor’s Parcel Number: 019-210-007
    Zone: RS-15
    Application Number: PLN2020-00556
    Owner: Chandler & Nicole Buie
    Applicant: Jeff Hornbuckle

(The proposed project is a renovation/addition to an existing 2,589 square foot single-story residence (including a 547 square foot two-car garage) resulting in a 3,748 square foot two-story residence (including a 547 square foot two-car garage). The renovation/addition maintains the existing building footprint to the greatest extent possible, however it does result in substantial redevelopment of the existing residence. A Zoning Modification to allow portions of the first and second floors to be located within the front setback along Viscaino Road was granted by the Staff Hearing Officer on May 5, 2021. The proposed total of 3,748 square feet of development is 80% of the guideline maximum floor to lot area ratio (FAR).)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on June 21, 2021. The project was last reviewed on June 21, 2021.

CONTINUED ITEM: FINAL APPROVAL

B. 1224 W MICHELTORENA ST
    Assessor’s Parcel Number: 041-101-007
    Zone: RS-6
    Application Number: PLN2021-00429
    Owner: Larry Calemine & Jordan Davies
    Applicant: Elizabeth Hughes

(Proposal to convert an existing 389-square-foot non-conforming garage to an ADU, including the addition of a new 17-square-foot entry; and to construct a new 262-square-foot one-car garage. The project also proposes exterior alterations to the existing 1,355-square-foot single-unit primary residence, to include a new entry and associated roof, new windows, new doors, and new siding. The
proposed total of 2,023 square feet of development, on a 6,740-square-foot lot, is 71% of the guideline floor-to-lot area ratio (FAR) maximum.

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 1, 2021. The project was last reviewed on November 1, 2021.

CONTINUED ITEM: FINAL APPROVAL

C. 2007 GILLESPIE ST
   Assessor’s Parcel Number: 043-073-010
   Zone: RS-6
   Application Number: PLN2021-00472
   Owner/Applicant: Loren Toscher

(Proposal to add 47 square feet to the first floor, and 203 square feet to the second floor, of an 1,312 square foot existing two-story single-unit residence and 160 square foot garage. The proposed total of 1,603 square feet of development, on a 5,163 square foot lot, is 65% of the required floor-to-lot area ratio (FAR) maximum.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 22, 2021. The project was last reviewed on November 22, 2021.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 1930 MISSION RIDGE RD
   Assessor’s Parcel Number: 019-083-017
   Zone: RS-1A
   Application Number: PLN2021-00467
   Owner: David Denniston
   Applicant: Scott Menzel

(Proposal for demolition of an existing 471 square foot curvilinear pool and installation of a rectilinear pool, a new 323 square foot wood pergola, a new retaining wall 6’ in height, and new hardscape, all associated with a 5,104 square foot single-unit residence. The project proposes 152 cubic yards of grading outside the building footprint, to be exported off site.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.
E. **1035 CIMA LINDA LN**
   
   Assessor’s Parcel Number: 015-202-004  
   Zone: RS-25  
   Application Number: PLN2022-00006  
   Owner: Denise Decker & Peter Sadowski  
   Applicant: Drew Scherer  

(Proposal to construct a new 500 square foot second floor addition, convert the existing entry to an exterior vestibule to provide exterior stair access to the second floor addition, and conversion of an existing covered parking space within the existing garage to a carport. The proposed total of 8,685 square feet of development, on a 54,014 square-foot lot, is 170% of the maximum guideline floor-to-lot area ratio (FAR).)

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