NOTE: Agenda schedule is subject to change as cancellations occur.
PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must “raise their hand” in the Zoom platform by selecting the virtual hand icon 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 allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board’s subject matter jurisdiction.

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.

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. 7543, 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 Pilar Plummer, Assistant Planner, at (805) 564-5541 or email PPlummer@santabarbaraca.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Discussion; and 8. Board/Commission Action.

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. 7543. 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 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 27, 2022, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB. Approximate times are set for each item; however, the schedule is subject to change.

PLEASE BE ADVISED
The following advisories are generally also contained in the City’s Single Family Design Board General Design Guidelines and Meeting Procedures (SFDB Guidelines). The specific SFDB Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the SFDB Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant’s presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following SFDB agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- 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.

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the required and suggested submittal items for each review level of a project. Applicants will be limited to 15 minutes for project presentation and a timer will be available on screen for reference. It is at the Chair’s discretion to allow applicants additional presentation time.
GENERAL BUSINESS

A. 2022 Election of Chair and Vice Chair.

B. 2022 Appointment of Consent Review Representatives and Subcommittees.

C. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

D. Approval of the minutes of the Single Family Design Board meeting of December 20, 2021 and January 18, 2022.

E. Approval of the Consent Calendar of December 13, 2021; January 10 and January 31, 2022.

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

G. Subcommittee Reports.

(3:15PM) CONTINUED ITEM: FINAL APPROVAL

1. 116 SANTA CRUZ BLVD
   Assessor's Parcel Number: 045-184-001
   Zone: E-3/SD-3
   Application Number: PLN2021-00129
   Owner: Ochs Raymond & Colberg-Ochs Sheri Revocable Trust
   Applicant: Jonathan Villegas

(Proposal to construct a 175 square-foot first-floor addition and a new 691 square-foot second-story to an existing single-unit residence. The project includes a 181 square-foot second-floor wrap-around balcony, at the south and west elevations and a 154 square-foot second-floor balcony, at the east elevation, with a metal spiral stair that provides access to an 80 square-foot roof deck. Demolition of the existing roof and existing wood decks would occur as part of the project. The new roof is proposed to be finished with standing-seam metal roofing material. The project also includes an interior remodel, new windows and doors throughout, and replacement of the existing wood siding with a smooth plaster finish. The proposed 3,020 square feet of development, on a 9,415 square-foot lot, is 85% of the required maximum floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on September 27, 2021, which is when the project was last reviewed.
(3:50PM) CONTINUED ITEM: FINAL APPROVAL

2. 118 RAMETTO RD
Assessor's Parcel Number: 015-212-008
Zone: RS-25
Application Number: PLN2021-00025
Owner: Khjs Exchange, LLC
Applicant: Ken Dickson

(Proposal for a new 3,632 square-foot single-family residence with a 1,203 square-foot basement and 761 square-foot detached garage to be constructed on a vacant 1.42 acre lot. A Minor Zoning Exception was granted on October 11, 2021 allowing the trash enclosure to be located in the front yard. The proposed 4,995 square feet of development, on a 61,855 square-foot lot, is 96% of the Guideline floor-to-lot area ratio (FAR) maximum.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on October 11, 2021, which is when the project was last reviewed.

(4:35PM) NEW ITEM: CONCEPT REVIEW

3. 2121 LAS TUNAS RD
Assessor's Parcel Number: 019-013-001
Zone: RS-1A
Application Number: PLN2020-00544
Owner/Applicant: Ian Williamson, Madrone LLC

(Proposal to construct a new 4,833 square foot, two-story residence on a vacant lot with a detached 805 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 Oak trees, 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.)

No final appealable action will be taken at this meeting. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made for Project Design Approval.
4. **742 JUANITA AVE**
   Assessor's Parcel Number: 035-102-017
   Zone: RS-15
   Application Number: PLN2021-00354
   Owner: Carla & Roy Kiesler
   Applicant: Dennis Thompson

   (The project site is currently developed with a 1,152-square-foot, 3-bedroom single-unit residence and 411 square-foot garage. The proposed project involves a 236 square-foot first floor addition and a 475 square-foot second floor addition. The proposed total of 2,274 square feet on a 9,222 square-foot lot is 65% of the maximum required floor-to-lot area ratio. Staff Hearing Officer approval of an Interior Setback Modification was granted on November 17, 2021.)

   Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on September 13, 2021.

(5:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. **1625 SHORELINE DR**
   Assessor's Parcel Number: 045-173-031
   Zone: E-3/SD-3
   Application Number: PLN2021-00048
   Owner: Kristin & Dennis Zook
   Applicant: Dylan Henderson, Salt Architecture

   (The existing site is developed with a 1,916 square-foot single-unit residence and a 518 square-foot attached garage. Proposal for a 495 square-foot, one-bedroom single-level addition to the residence, removal of an unpermitted 310 square-foot deck at the rear of the lot, permitting a 6-inch raised 1,981 square-foot deck and a 2,226 square-foot permeable artificial turf area. The proposed total of 2,929 square feet on a 22,488 square-foot lot is 63% of the maximum guideline floor-to-lot area ratio. The subject parcel is zoned E-3/S-D-3 with a Coastal Land Use Plan designation of Low Density Residential (maximum 5 du/ac). Planning Commission approval of a Coastal Development Permit was granted on November 11, 2021.)

   Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. The project was last reviewed on September 13, 2021.

   SEE SEPARATE AGENDA FOR CONSENT ITEMS