



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MARCH 28, 2022

3:00 P.M.

This Meeting Will Be Conducted Electronically As
Described Below

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
Pilar Plummer, 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:

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/SFDBVideos,

ELECTRONIC PARTICIPATION:

Join meeting electronically at: https://santabarbaraca-gov.zoom.us/webinar/register/WN_SAcOstg4ReOhxsS7U_2wNQ

Phone Number: 1-669-900-6833

Webinar ID: 856 9489 6455

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: 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

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

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. 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 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.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See SFDB Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Thursday, March 24, 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. 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.

- B. Approval of the minutes of the Single Family Design Board meeting of **March 14, 2022**.
- C. Approval of the Consent Calendar of **March 28, 2022**.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

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

1. **1510 SANTA ROSA AVE**
Assessor's Parcel Number: 045-131-027
Zone: E-3/SD-3
Application Number: PLN2021-00351
Owner: Kevin Hansen
Applicant: Mark Mansfield

(Proposal to demolish a detached 400 square foot two-car carport, construct a new 804 square foot basement, new detached 454 square foot two-car garage & new 783 square-foot Accessory Dwelling Unit (ADU) above garage. The project includes a new 350 square foot deck above the existing family room for the primary residence, and enclosure of a 33 square foot breezeway for new habitable space. The proposed total of 3,567 square feet on a 13,503 square foot lot, is 86% of the maximum required floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on [February 28, 2022](#).

(3:40PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **1709 BATH ST**
Assessor's Parcel Number: 027-082-013
Zone: R-MH
Application Number: PLN2021-00475
Owner: Easton Konn
Applicant: Ken Dickson, Windward Design Services LLC

(Proposal to renovate the existing 1,132 square foot single-unit residence throughout, construct a new 1 & 2-story addition to the rear of the residence, and two new uncovered parking spaces. Project includes expansion of the driveway, demolition of a 432 square foot garage, a 532 square foot as-built addition at the rear of the residence, and adjacent slab. Project will address violations outlined in ENF2019-0004. The proposed total of 2,435 square feet on a 7,500 square foot lot is 80% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required.

(4:15PM) NEW ITEM: CONCEPT REVIEW**3. 910 SAN CARLOS RD**

Assessor's Parcel Number: 019-090-022
Zone: RS-15
Application Number: PLN2022-00002
Owner: Molly Diener
Applicant: Charlotte Hofstetter, 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 11,761 square foot lot is 65% of the maximum required floor-to-lot area ratio.)

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

(4:50PM) NEW ITEM: CONCEPT REVIEW**4. 639 ISLAND VIEW DR**

Assessor's Parcel Number: 035-112-001
Zone: RS-15
Application Number: PLN2019-00358
Owner: Amy Buehler
Applicant: Chris Cottrell, Native Son Design Studio

(Proposal for additions to an existing 1,459 square foot single-unit residence located in the Hillside Design District, comprised of a new 1,013 square foot second-story, a 75 square foot entry, and 101 square foot storage addition to the existing 396 square foot garage. No changes are proposed to the existing Accessory Dwelling Unit (ADU). Project includes replacing the stone veneer on the residence with stucco, a new AC condenser, and trellis. The proposed total of 3,588 square feet on a 10,647 square foot lot, is 94% of the maximum required floor-to-lot area ratio.)

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

(5:25PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL - POSTPONED**5. 36 RINCON VISTA RD**

Assessor's Parcel Number: 019-282-013
Zone: RS-15
Application Number: PLN2020-00503
Owner: David Sims
Applicant: Lauren Ballantyne, Sherry & Associates Architects Inc.

(Proposal to demolish the existing 2,225 square-foot, three-story, single-unit residence, and construct a new 3,291 square-foot three-story, single-unit residence with an attached 442 square foot two-car garage, and 40 square foot trash enclosure attached to the garage. Project includes a new pool, driveway, retaining walls, and hardscape and landscape improvements. The proposed total of 3,733 square feet on an 18,295 square foot lot is 85% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer approval of a Front Setback Modification, Interior Setback Modification, and Open Yard Modification was granted on January 12, 2022.)

This item has been postponed to the Single Family Design Board meeting of April 11, 2022.

(5:30PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL**6. 691 N HOPE AVE**

Assessor's Parcel Number: 057-113-007
Zone: RS-7.5/USS
Application Number: PLN2021-00534
Owner: Wenli Yau, Yau Family Revocable Trust
Applicant: RRM Design Group

(An annexation from the County of Santa Barbara into the City of Santa Barbara, General Plan Amendment, Rezone, Tentative Subdivision Map, and Modification were approved by City Council in January 2020. Proposal to construct a new 3,092 square foot two-story single-unit residence with an attached 461 square-foot garage on Lot 6 of the newly created six-lot subdivision. The proposed total of 3,553 square feet on a 13,736 square foot lot is 85% of the maximum required floor-to-lot area ratio. The subdivision was last reviewed on August 30, 2021 under PLN2018-00345.)

Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on March 14, 2022.

SEE SEPARATE AGENDA FOR CONSENT ITEMS