City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
AGENDA
APRIL 11, 2022
3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

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

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.

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 submit a speaker slip to staff at the start of the meeting, the Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone. Due to time constraints, individual comments are limited to two minutes. 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. You are welcome to bring written correspondence to the meeting for distribution and must provide 8 copies.

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 1900, Santa Barbara, CA 93102-1900. 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 submit a speaker slip to staff at the start of the meeting, the Chair will call your name when it is your turn to speak. At that time you may approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are limited to two minutes. You are welcome to bring written correspondence to the meeting for distribution and must provide 8 copies.

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 1900, Santa Barbara, CA 93102-1900. You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.

NOTE: Agenda schedule is subject to change as cancellations occur.
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, April 7, 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 submit 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 28, 2022.

C. Approval of the Consent Calendar of April 4, and April 11, 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

1. 36 RINCON VISTA RD
   Assessor’s Parcel Number: 019-282-013
   Zone: RS-15
   Application Number: PLN2020-00503
   Owner: David E. 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, site 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.)

Project Design Approval is requested. Neighborhood Preservation Findings, Hillside Design District and Sloped Lot Findings, and Grading Findings are required. Project was last reviewed on November 22, 2021.
(4:05PM) CONTINUED ITEM: CONCEPT REVIEW

2. **650 ROCKWOOD DR**
   - Assessor’s Parcel Number: 021-163-001
   - Zone: RS-1A
   - Application Number: PLN2021-00491
   - Owner: Shawna & Brook Reeder
   - Applicant/Architect: Adam Sharkey, Blackbird Architects

   (Proposal to construct a new 3,430 square foot one-story single-unit residence with a 500 square foot attached garage and 767 square foot detached Accessory Dwelling Unit (ADU) on a vacant lot. Project includes new hardscape and landscape improvements, including the removal of five Coast Live Oak trees to be replaced with seven new Oak trees. Staff Hearing Officer review and approval is required to allow the uncovered parking space for the ADU to be located within the required 35-foot front setback. The proposed total of 4,697 square feet on a 26,968 square foot lot, is 99% of the guideline maximum floor-to-lot area ratio.)

   This is a focused concept review to discuss the location of the uncovered parking space for the Accessory Dwelling Unit (ADU) located in the Front Setback. 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. Project was last reviewed on **November 22, 2021**.

(4:35PM) NEW ITEM: PROJECT DESIGN APPROVAL

3. **2944 VALENCIA DR**
   - Assessor’s Parcel Number: 053-293-015
   - Zone: RS-7.5
   - Application Number: PLN2021-00500
   - Owner: Melinda Greene
   - Applicant/Architect: Gregory Jenkins

   (Proposal to construct a 242 square foot first-story addition, and a new 643 square foot second-story with a 85 square foot balcony, to an existing 857 square foot single-story single-unit residence with a detached 337 square foot one-car garage and workshop. Project includes conversion of the existing garage/workshop to an Accessory Dwelling Unit (ADU), a new uncovered replacement parking space located in the existing driveway, and interior remodel of the residence. The proposed total of 2,079 square feet on a 5,026 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

   Project Design Approval is requested. Neighborhood Preservation Findings are required.
(5:15PM) CONTINUED ITEM: CONCEPT REVIEW

4. **549 LA MARINA DR**
   - Assessor’s Parcel Number: 035-211-009
   - Zone: RS-7.5
   - Application Number: PLN2020-00634
   - Owner: Geoffrey Chatfield
   - Applicant: Tom Ochsner

   (Proposal for substantial redevelopment of the existing 1,419 square foot residence with an attached 434 square foot garage, located in the Hillside Design District. Project includes a 119 square foot main level addition, a 1,078 square foot new second floor addition with a 574 square foot deck, construction of a new detached 75 square foot pool equipment shed, 25 square feet of storage space, and a new trash enclosure. Additional site improvements include a new 177 square foot covered porch, a 1,030 square foot covered terrace, permeable paver drive, and hardscape and landscape improvements. The proposed total of 3,150 square feet on a 13,939 square foot lot is 75% of the maximum required floor-to-lot area ratio. A Minor Zoning Exception is requested to allow the proposed trash enclosure to be located within the front yard.)

   No final appealable action 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. Project was last reviewed on March 1, 2021.

(5:55PM) NEW ITEM: CONCEPT REVIEW

5. **2315 EDGEWATER**
   - Assessor’s Parcel Number: 041-350-024
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00584
   - Owner: 2315 Edgewater LLC
   - Applicant: Shaheen Ghazvinizadeh, 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 3,345 square foot two-story residence with an attached 670 square foot two-car garage, 600 square foot basement, and 700 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 4,015 square feet on a 22,651 square foot lot is 85% of the maximum guideline floor-to-lot area ratio.)

   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.

SEE SEPARATE AGENDA FOR CONSENT ITEMS