City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
AGENDA
MAY 9, 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.

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.

VERBAL PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. 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. General public comment and public comment for matters that are on the agenda is limited to 2 minutes per person. Pooling of time is not allowed for in-person or virtual public comment.

Members of the public wishing to speak in person, during general public comment or on a matter on the agenda, must submit a speaker slip to staff. 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.

Members of the public wishing to participate during public comment virtually (electronic participation) 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, 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.

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

NOTE: Agenda schedule is subject to change as cancellations occur.
INTERESTED PARTIES: 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) 564-5578 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 ABR 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.


NOTICE: On Thursday, May 5, 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 to the meeting 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 participation at the meeting is required. If an applicant is not present at the meeting, 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. (3.2.4)
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 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 April 25, 2022.

C. Approval of the Consent Calendar of May 9, 2022.

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

E. Subcommittee Reports.

(3:15PM) DISCUSSION ITEM

1. GENERAL PLAN UPDATE
   Staff: Jessica Metzger, Project Planner

(A brief presentation on the General Plan Amendment to update the Housing Element of the City’s General Plan in accordance with state housing element law.)

(3:20PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

2. 2706 CUESTA RD
   Assessor's Parcel Number: 051-281-014
   Zone: RS-7.5/USS
   Application Number: PLN2021-00345
   Owner: Paradise Trust
   Applicant / Architect: Tom Ochsner

(Proposal for substantial redevelopment of the existing 1,504 square foot single-unit residence, including a 765 square foot addition, and conversion of the existing 527 square foot garage to an Accessory Dwelling Unit (ADU). Additional improvements include a new 365 square foot covered deck, exterior alterations, a new uncovered parking space, and hardscape and landscape improvements. The
proposed total of 3,056 square feet on a 9,000 square foot lot, is 89% of the maximum required floor-to-lot area ratio. Staff Hearing Officer approval of an Interior Setback Modification was granted on April 6, 2022.)

Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on October 25, 2021.

(4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

3. **1274 SAN MIGUEL**
   - Assessor's Parcel Number: 045-042-005
   - Zone: E-3/SD-3
   - Application Number: PLN2021-00117
   - Owner / Applicant: Noah Blaustein

(Proposal for a 547 square foot first-floor addition, and a new 375 square foot second story, to an existing 1,047 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes a 160 square foot second-story roof deck, new doors and windows throughout, and an interior remodel. No improvements are proposed to the existing Accessory Dwelling Unit (ADU). The proposed total of 1,969 square feet on a 7,384 square foot lot, is 65% of the required maximum floor-to-lot area ratio.)

Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on June 21, 2021.

(4:40PM) NEW ITEM: CONCEPT REVIEW

4. **130 CAMINO ALTO RD**
   - Assessor's Parcel Number: 019-150-018
   - Zone: RS-1A
   - Application Number: PLN2022-00052
   - Owner: Demir Hamami & Sandra Sperry
   - Applicant: Jay Higgins
   - Designer: Stillwater Dwellings

(Proposal to construct a 3,521 square foot single-unit residence on a vacant lot located in the Hillside Design District, including a 530 square foot attached garage and 272 square foot workshop. Project includes improvements to the existing privacy walls at Camino Alto, grading, and landscape/hardscape improvements. The proposed total of 4,120 square feet on a 30,204 square foot lot is 86% 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 & Sloped Lot Findings, and Grading Findings will be required when the project is reviewed for Project Design Approval.

* THE BOARD WILL RECESS FROM 5:25 PM – 5:40 PM *

(5:40PM) NEW ITEM: PROJECT DESIGN APPROVAL

5. 0 LAS TUNAS RD
Assessor’s Parcel Number: 019-082-001
Zone: RS-1A
Application Number: PLN2022-00058
Owner: Mark and Ginger Synnott
Applicant: Eva Turenchalk
Architect: Neumann Mendro Andrulaitis

(Proposal to construct a 3,752 square foot single-unit residence located on a vacant lot in the Hillside Design District, with a basement level comprised of three-car garage, a wine cellar, pool equipment room, main entry, and bedroom. A new swimming pool and spa, two exterior landscaped terraces and four exterior wood decks, landscape walking path, and driveway with a motor court are also proposed. Additional improvements includes grading, new native landscaping throughout the site, and removal of one non-specimen pepper tree. The proposed total of 3,752 square feet on a 1.39 acre lot is 72% of the maximum guideline floor-to-lot area ratio. Project received a One-Time Pre-Application Consultation on April 26, 2021 under PRE2021-00112.)

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

(6:25PM) CONTINUED ITEM: CONCEPT REVIEW

6. 2121 LAS TUNAS RD
Assessor’s Parcel Number: 019-013-001
Zone: RS-1A (A-1)
Application Number: PLN2020-00544
Owner / Applicant: Ian Williamson
Architect: Adam Osterhoff, AIA

(Proposal to construct a new 4,833 square foot, two-story residence on a vacant lot with a detached 667 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 Oaks, 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 (FAR).)

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

SEE SEPARATE AGENDA FOR CONSENT ITEMS