City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
AGENDA
MAY 23, 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
Holly Garcin, Assistant Planner
Kathleen Goo, 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 received 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.

ELECTRONIC PARTICIPATION:
Join Meeting Electronically at: https://santabarbaraca-gov.zoom.us/j/85694896455
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 19, 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 May 9, 2022.

C. Approval of the Consent Calendar of May 23, 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. **910 SAN CARLOS RD**
   - Assessor's Parcel Number: 019-090-022
   - Zone: RS-15
   - Application Number: PLN2022-00002
   - Owner: Benjamin & Molly Diener
   - Applicant: Charlotte Hofstetter
   - Architect: 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 11,463 square foot lot is 65% of the maximum required floor-to-lot area ratio.)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District and Sloped Lot Findings are required. Project was last reviewed on March 28, 2022.
(3:50PM) CONTINUED ITEM: CONCEPT REVIEW

2. **2315 EDGEWATER WAY**
   
   **Assessor’s Parcel Number:** 041-350-024  
   **Zone:** E-3/SD-3  
   **Application Number:** PLN2021-00584  
   **Owner:** 2315 Edgewater LLC  
   Ralf Pohl, Managing Member  
   **Applicant:** Shaheen Ghazvinizadeh  
   **Architect:** Kenneth Radtkey, 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 3,285 square foot two-story residence with an attached 730 square foot two-car garage, 600 square foot basement, and 625 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 4,640 square feet on a 22,651 square foot lot is 98% of the maximum guideline floor-to-lot area ratio. Planning Commission review and approval is required for a Coastal Development Permit.)

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. Project was last reviewed on April 11, 2022.

(4:30PM) NEW ITEM: CONCEPT REVIEW

3. **545 LA MARINA DR**
   
   **Assessor’s Parcel Number:** 035-211-010  
   **Zone:** RS-7.5  
   **Application Number:** PLN2021-00577  
   **Owner/Applicant:** Chris Chiappari and Stephen Davis  
   **Architect:** Neumann Mendro Andrulaitis Architects, LLP  

(Proposal to demolish an existing 1,730 square foot single-story single-unit residence and all other on-site structures and construct a new 3,435 square foot two-story single-unit residence with a 455 square-foot detached garage. Project includes 943 square feet of deck area, 80 square-foot shed, and hardscape and landscape improvements. The proposed total of 3,314 square feet on a 15,925 square-foot lot is 76% of the maximum guideline floor-to-lot area ratio.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings will be required when the project is reviewed for Project Design Approval.
(5:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4.  **1326 HILLCREST RD**
   Assessor’s Parcel Number: 019-111-006
   Zone: RS-1A
   Application Number: PLN2021-00068
   Owner: DMW Harvey Trust
   David Harvey, Trustee
   Applicant/Architect: The Warner Group Architects

(Proposal to demolish a 2,536 square-foot single-story, single-unit residence and 647 square-foot attached garage, and construct a new 4,005 square-foot single-story, single-unit residence, with a 453 square-foot detached conservatory and a 510 square-foot detached garage. The project includes new landscape and hardscape improvements, associated grading, a new pool, and a new exterior barbeque area.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed on **May 10, 2021**.

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**