City of Santa Barbara

SINGLE FAMILY DESIGN BOARD
REVISED AGENDA
JUNE 6, 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.***

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.

VIRTUAL PUBLIC COMMENT PARTICIPATION: 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.

ZOOM LINK FOR VIRTUAL PUBLIC COMMENT PARTICIPATION*:

https://santabarbaraca-gov.zoom.us/j/85694896455

Phone number: 1-669-900-6833 | Webinar ID: 856 9489 6455

applicants and applicant teams are required to participate in person.

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. 4572, 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 Holly Garcin, Assistant Planner, at (805) 564-5541 or email HGarcin@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 SFDB Secretary at (805) 564-5470, ext. 4572. 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 Friday, June 3, 2022, this *Revised* 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 purposed 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 23, 2022**.

C. Approval of the Consent Calendar of Tuesday, **May 31** and **June 6, 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. **25 LAS ALTURAS RD**

Assessor's Parcel Number:	019-331-019
Zone:	RS-15
Application Number:	PLN2021-00417
Owner:	Dan Schaberg
Architect/Applicant:	Alex Parker, AB Design Studio

(Proposal to convert the existing 427 square foot carport to a two-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission granted approval of a Floor Area Modification on May 12, 2022.)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District and Sloped Lot Findings are required. Project was last reviewed on February 28, 2022.

(3:55PM) NEW ITEM: PRE-APPLICATION CONSULTATION

2. **101 SANTA CRUZ BLVD**

Assessor's Parcel Number:	045-181-010
Zone:	E-3/SD-3
Application Number:	PRE2022-00010
Owner:	Viktoria Pankiv Professional Corporation
Applicant:	Tom Ochsner, Architect

(Proposal to demolish the existing 1,095 square foot one-story residence and construct a new 2,105 square foot two-story single-unit residence with a 410 square foot attached garage. Project includes a new driveway, removal of an existing pepper tree and palm tree, and hardscape and landscape improvements. As currently proposed, Staff Hearing Officer review and approval is required for a Front Setback Modification to allow the residence and garage to encroach into the required 20-foot front setback along Santa Cruz Boulevard, and a Coastal Development Permit may be required. The proposed total of 2,425 square feet on a 5,863 square foot lot is 91% of the maximum required floor-to-lot area ratio.)

This is a One-Time Pre-Application Consultation. No final appealable decision will take place at this hearing.

(4:40PM) NEW ITEM: CONCEPT REVIEW

3. **2339 EDGEWATER WAY**

Assessor's Parcel Number:	041-350-003
Zone:	E-3/SD-3
Application Number:	PLN2020-00014
Owner:	Curt Custard
Applicant:	Jarrett Gorin, Vanguard Planning
Architect:	Thomas Ochsner, Architect

(Proposal to demolish the existing 1,976 square foot two-story single-unit residence including a 200 square foot garage, and construct a new 3,885 square foot two-story single-unit residence and a detached accessory building comprised of a 510 square foot garage, and 458 square foot Accessory Dwelling Unit (ADU) above. Project includes a pool, patios, new pergola, driveway, drainage, hardscape, and landscape improvements. Project will address violations outlined in ENF2018-00339 by removing an unpermitted retaining wall and fill grading. The proposed total of 4,803 square feet on a 33,945 square foot lot is 99% 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 and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.

(5:25PM) CONTINUED ITEM: CONCEPT REVIEW

4. **1208 LAS ALTURAS RD**

Assessor's Parcel Number: 019-031-024
Zone: RS-1A
Application Number: PLN2019-00637
Owner/Applicant: John & Billie Vrtiak

(Proposal to construct a new 3,682 square foot two-story single-unit residence with 915 square feet of attached garage buildings, and two guest parking spaces on a vacant lot located in the Hillside Design District. Project includes associated grading, and hardscape and landscape improvements including tree removals. Staff Hearing Officer review and approval is required to allow the two uncovered guest parking spaces to encroach in the Front and Interior Setback. The proposed total of 4,597 square feet on a 38,691 square foot lot is 94% of the maximum guideline floor-to-lot area ratio.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval. Project was last reviewed on January 21, 2020.

(6:10PM) NEW ITEM: CONCEPT REVIEW - POSTPONED

5. **2108 GIBRALTAR RD**

Assessor's Parcel Number: 021-050-028
Zone: RS-1A
Application Number: PLN2022-00097
Owner: Jeff Thompson
Applicant/Architect: Gene Chun, Sherry & Associates Architects

(Proposal to construct a new 5,441 square foot three-story single-unit residence with an attached 505 square foot two-car garage on a vacant lot with a 51% slope, located in the Hillside Design District. The project includes 1,645 square feet of covered balconies and patios, a motor court, infinity pool with an 872 square foot pool terrace, new driveway and driveway gate, and hardscape and landscape improvements. The proposed total of 6,378 square feet on a 79,714 square foot lot is 112% of the maximum guideline floor-to-lot area ratio.)

PLEASE NOTE: Item 5 has been postponed to July 18, 2022 at the applicant's request.

SEE SEPARATE AGENDA FOR CONSENT ITEMS