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

City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
AGENDA
TUESDAY, JULY 5, 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.


NOTICE: On Thursday, June 30, 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 postpone 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 meetings of June 6, 2022.

C. Approval of the Consent Calendar of June 13, 2022, June 27, 2022, and Tuesday, July 5, 2022.

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

E. Subcommittee Reports.

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

1. **11 VIA ALICIA**
   
   Assessor's Parcel Number: 015-311-003
   
   Zone: RS-15
   
   Application Number: PLN2022-00140
   
   Owner: Peter Trent
   
   Architect/Applicant: Joe Cho, Sherry & Associates, Architects Inc.

   (Proposal to replace the existing garage door and existing wrought iron guardrail at the rear patio with a new glass guardrail, associated with a single-unit residence located in the Hillside Design District.)

   Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed at Consent on March 28, 2022 under PLN2019-00464.
(3:35 PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **2345 SKYLINE WAY**
   - Assessor's Parcel Number: 041-372-005
   - Zone: RS-15
   - Application Number: PLN2022-00102
   - Owner: Steve & Pam Hirsh
   - Architect/Applicant: Steven Willson, Willson Design

(Proposal for an interior remodel to an existing 1,473 square foot single-unit residence with a 427 square foot attached garage located in the Hillside Design District. Exterior improvements include new siding, replacing the existing composition shingle roof with a standing seam metal roof, a new fireplace, door and window alterations, a new garage door, and a new 342 square foot deck at the rear of the property.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed at Consent and continued to the Full Board on **June 6, 2022**.

(4:00 PM) NEW ITEM: CONCEPT REVIEW

3. **3231 LAUREL CANYON DR**
   - Assessor's Parcel Number: 055-172-004
   - Zone: RS-1A
   - Application Number: PLN2021-00576
   - Owner: Timothy Cloherty
   - Architect/Applicant: Carlos Parrague, Parrague Development, Inc.

(Proposal to construct a 603 square foot first floor addition and a 475 square foot basement addition to an existing 1,500 square foot single-unit residence with a 347 square foot attached carport and two detached accessory buildings located in the Hillside Design District. Project includes repair and expansion of an existing deck. The proposed total of 3,387 square feet on a 26,767 square foot lot is 71% 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.
(4:40 PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

4. **650 ROCKWOOD DRIVE**
   - Assessor's Parcel Number: 021-163-001
   - Zone: RS-1A
   - Application Number: PLN2021-00491
   - Owner: Brook & Shawna Reeder
   - Architect/Applicant: Adam Sharkey, Blackbird Architects

(Proposal to construct a new 3,430 square foot single-story single-unit residence with a 500 square foot attached garage and a 767 square foot detached Special Accessory Dwelling Unit (ADU) on a vacant lot located in the Hillside Design District. Project includes a new pool, spa, and hardscape and landscape improvements throughout. The proposed total of 4,697 square feet on a 26,968 square foot lot is 99% of the maximum guideline floor-to-lot area ratio. Staff Hearing Officer approval for a Front Setback Modification to allow the uncovered parking space for the ADU to be located within the 35-foot front setback was granted on **June 15, 2022**.)

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 **April 11, 2022**.

(5:25 PM) CONTINUED ITEM: CONCEPT REVIEW

5. **2121 LAS TUNAS RD**
   - Assessor's Parcel Number: 019-013-001
   - Zone: RS-1A
   - Application Number: PLN2020-00544
   - Owner/Applicant: Ian Williamson, Madrone LLC
   - Architect: Adam Osterhoff, AIA

(Proposal to construct a new 4,680 square foot, two-story, single-unit residence with a detached 864 square foot detached garage, and a covered deck and porch located on a vacant lot in the Hillside Design District. The project includes a new driveway, a lap pool, and associated site and landscape improvements, including the removal of 7 Coast Live Oaks, one of which is located in the front setback, to be replaced with new replacement Oaks. 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.)

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 31, 2022**.

SEE SEPARATE AGENDA FOR CONSENT ITEMS