



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MAY 6, 2024

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Jennifer Lewis, *Chair*
Lauralee Anderson, *Vice Chair*
Katie Gerpheide
Dawn Sherry

CITY COUNCIL LIAISON:

Mike Jordan

PLANNING COMMISSION LIAISON:

Sheila Lodge

STAFF:

Ellen Kokinda, Design Review Supervisor
Sebastian Herics, Assistant Planner
Joanie Saffell, 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/join/zoom/register/WN_506ADCZXSkyBmpeh8p0miw

Phone number: +1 669 444 9171 | Webinar ID: 823 0463 0042

**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. 4472, 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 Sebastian Herics, Assistant Planner, at (805) 564-5541 or email SHerics@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. 4472. 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 Planning Commission. For further information and guidelines on how to appeal a decision to the Planning Commission, please contact Planning staff at (805) 564-5578 as soon as possible. **Appeals may be filed in person at the Community Development Department at 630 Garden Street or in writing via email to PlanningCounter@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting that the Board took action or rendered a 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 Thursday, May 02, 2024, 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 DIGITAL PLANS

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 22, 2024**.C. Approval of the Consent Calendar of **April 29** and **May 6, 2024**.

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

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL1. **485 BRAEMAR RANCH LN**

Assessor's Parcel Number: 047-030-029

Zone: A-1/SD-3

Application Number: PLN2023-00003

Owner: Dana Kabashima & Markus Beck

Applicant: Gene Chun, Sherry & Associates

(Proposal for additions to an existing one-story 3,072 square-foot, single-unit residence, consisting of a 110 square-foot entry, an 86 square-foot kitchen addition, a new 737 square-foot partial second story, and a 160 square-foot deck. The accessory structure/ADU noted on the plans is under a separate permit and not a part of the SFDB purview. The proposed total of 5,172 square feet of development on a 60,757 square-foot lot is 100% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on May 8, 2023.

(4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**2. 1553 SHORELINE DR**

Assessor's Parcel Number: 045-173-043
Zone: E-3/SD-3
Application Number: PLN2023-00353
Owner: Suzanne and Peter Hopper
Applicant: Trish Allen, SEPPS Inc.
Architect: Thomas Ochsner, AIA

(Proposal to construct a 3,905-square-foot, two-story, single-unit residence with a 488-square-foot attached two-car garage and a 509-square-foot detached standard single-story Accessory Dwelling Unit (ADU) on a vacant bluff-top parcel located in the Coastal Zone Appeals Jurisdiction. Project includes new landscape, hardscape, and fencing. The standard ADU is not within the purview of the SFDB. The proposed total of 4,902 square feet of development on a 23,333-square-foot lot is 104% of the maximum guideline floor-to-lot-area ratio (FAR). The project received Planning Commission approval of a Coastal Development Permit on March 14, 2024.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Grading Findings, and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on October 9, 2023.

(4:45PM) NEW ITEM: PROJECT DESIGN APPROVAL**3. 2315 EDGEWATER WAY**

Assessor's Parcel Number: 041-350-024
Zone: E-3/SD-3
Application Number: PLN2023-00325
Owner: 2315 Edgewater LLC
Ralf Pohl, Managing Member
Applicant: Shaheen Ghazvinizadeh, Blackbird Architects

(Proposal to demolish the existing two-story 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). 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. The project received Planning Commission approval of a Coastal Development Permit on October 5, 2023.)

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

(5:30PM) NEW ITEM: PROJECT DESIGN APPROVAL

4. **215 CANON DR**
Assessor's Parcel Number: 053-161-002
Zone: RS-10/SRP/USS
Application Number: PLN2023-00393
Owner: Martin, Arlon G/Sylvia H Revocable Trust
Arlon Martin, Trustee
Applicant: Sergio Ormachea, Vanguard Planning

(Proposal to construct a 798-square-foot Special Accessory Dwelling Unit (ADU), a 440-square-foot two-car detached garage, a new driveway/curb cut, retaining walls, and a pedestrian walkway. Proposed grading quantities are 136 cubic yards of cut and 277 cubic yards of fill, with 141 cubic yards imported. The proposed total of 4,386 square feet of development on a 25,409 square foot lot is 93% of the maximum guideline floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested for the retaining walls within 10 feet of the front lot line.)

Project Design Approval is requested. Neighborhood Preservation Findings, Grading Findings, and Minor Zoning Exception findings are required.

SEE SEPARATE AGENDA FOR CONSENT ITEMS