



**City of Santa Barbara**  
**SINGLE FAMILY DESIGN BOARD**  
**AGENDA**  
**DECEMBER 10, 2018**

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

**BOARD MEMBERS:**  
Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

**CITY COUNCIL LIAISON:**  
Jason Dominguez  
**PLANNING COMMISSION LIAISON:**  
Addison Thompson

**STAFF:**  
Irma Unzueta, Design Review Supervisor  
David Eng, Planning Technician  
Kathleen Goo, Commission Secretary

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**NOTE TO APPLICANTS:** Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at [SantaBarbaraCA.gov/PlanningHandouts](http://SantaBarbaraCA.gov/PlanningHandouts) to view the *required* and *suggested* submittal items for each review level of a project.

**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 Action; and 8. Board/Commission Discussion.

**PUBLIC COMMENT:** The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact David Eng, SFDB Planning Technician, at (805) 564-5470, ext. 5541 or email [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the SFDB 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.

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

**TELEVISION COVERAGE:** This meeting will be broadcast live on City TV-Channel 18 and online at [SantaBarbaraCA.gov/CityTV](http://SantaBarbaraCA.gov/CityTV). See [SantaBarbaraCA.gov/CityTVProgramGuide](http://SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video of this meeting will be available at [SantaBarbaraCA.gov/SFDBVideos](http://SantaBarbaraCA.gov/SFDBVideos).

**APPEALS:** Decisions of the SFDB may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Board took action or rendered its decision.

**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. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

**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 3.2.1C for specific information.

**NOTICE:** On Thursday, December 6, 2018, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### 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 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, 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. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

**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 **November 26, 2018**.C. Consent Calendar of **December 3** and **December 10, 2018**.

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

## E. Subcommittee Reports.

**PROJECT DESIGN AND FINAL REVIEW****1. 982 JIMENO RD****RS-15 Zone****(3:15)**

Assessor's Parcel Number:	029-052-004
Application Number:	MST2018-00558
Owner:	Reh Group Four, LLC
Architect:	Robert Heckel
Contractor:	Halsell Builders

(Proposal for an exterior remodel of an existing 2,876 square foot single-family dwelling with a 365 square foot detached two-car garage in the Hillside Design District. Alterations include replacing windows and doors, replacing wood siding with stucco, new paint color, replacing a screen wall in the front yard, and a new asphalt shingle roof. No new square footage is proposed to the dwelling.)

**(Project Design Approval and Final Approval are requested. Project was last reviewed on November 12, 2018).**

**PROJECT DESIGN REVIEW****2. 1666 LAS CANOAS RD****RS-1A Zone**

**(3:45)** Assessor's Parcel Number: 021-072-011  
Application Number: MST2018-00330  
Owner: John Mosby  
Applicant: Dylan Henderson

(Proposal for additions and alterations to an existing 2,822 square foot two-story single residential unit with a 340 square foot detached two-car carport. The proposed project includes a first-floor addition of 196 square feet and a second-story addition of 196 square feet. Other site improvements include the re-orientation of an exterior staircase and an interior remodel. The proposed project will abate violations in Zoning Information Report ZIR2015-00106. The proposed total of 3,554 square feet of development on a 1 acre lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on October 1, 2018.)**

**PROJECT DESIGN REVIEW****3. 2018 FOOTHILL RD****RS-1A Zone**

**(4:15)** Assessor's Parcel Number: 021-103-027  
Application Number: MST2018-00430  
Owner: Anderson Family Trust  
Architect: Patricio Nava

(Proposal for additions and alterations to an existing 1,631 square foot single residential unit with a detached 400 square foot two-car carport. The proposed project includes an addition of 617 square feet to the residence, a new 593 square foot attached two-car garage and an interior remodel. The proposed total of 3,241 square feet of development on a 1.03 acre lot located in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project was last reviewed on September 4, 2018.)**

**PRE-APPLICATION REVIEW****4. 102 SANTA ROSA PL****E-3/SD-3 Zone**

**(4:45)** Assessor's Parcel Number: 045-201-018  
Application Number: MST2018-00625  
Owner: 102 Santa Rosa, LLC  
Architect: AB Design Studio, Inc.

(One-time pre-application consultation review of a proposal to demolish an existing 1,319 square foot, one-story, single-residential unit with an attached 250 square foot one-car garage. The project proposes a new 2,465 square foot two-story single-residential unit that includes an attached two-car garage. The project includes raised decks, walkways, landscaping and other site improvements. The proposed total of 2,465 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 85% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

**(One-time pre-application consultation review. No final appealable decision will be made at this hearing.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 1724 LA CORONILLA DR****RS-15 Zone**

**(5:20)** Assessor's Parcel Number: 035-081-006  
Application Number: MST2018-00606  
Owner: Nancy E. Living Trust  
Architect: Ferguson Ettinger Architects

(Proposal for a 292 square foot second floor addition and 129 square foot roof deck on an existing 1,763 square foot single-residential unit with an attached 465 square foot two-car garage. The proposal includes new windows, the replacement of sliding doors on the north elevation, and the remodel of an existing bedroom. The proposed total of 2,520 square feet of development on an 8,410 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

**(No final appealable decision will be made at this hearing. Project requires an environmental assessment.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****6. 1049 ALAMEDA PADRE SERRA****RS-15 Zone****(5:55)**

Assessor's Parcel Number: 029-283-005  
Application Number: MST2018-00632  
Owner: Steve Dahl, Property Owner  
Architect: Kirk Gradin

(Proposal for 1,733 square feet of additions to an existing one-story 1,728 square foot single-residential unit with a 525 square foot detached two-car garage. The project includes new decks and patio areas, new landscaping, a lap pool, and site retaining walls. The proposed total of 3,986 square feet of development on a 22,962 square foot lot in the Hillside Design District is 85% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**(No final appealable decision will be made at this hearing.)**

**CONCEPT REVIEW - CONTINUED ITEM****7. 160 CONEJO RD****RS-1A Zone****(6:30)**

Assessor's Parcel Number: 019-042-015  
Application Number: MST2018-00609  
Owner: Dario Pini  
Designer: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 1,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project was referred from Consent on November 26, 2018.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**