



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

#### JANUARY 7, 2019

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

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

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

**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 Friday, December 21, 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. 2019 Election of Chair and Vice Chair.
- B. 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.

- C. Approval of the minutes of the Single Family Design Board meeting of **December 10, 2018**.
- D. Consent Calendar of **December 17, 2018** and **January 7, 2019**.
- E. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- F. Subcommittee Reports.

**PROJECT DESIGN REVIEW****1. 1620 EUCALYPTUS HILL RD****RS-15 Zone****(3:20)**

Assessor's Parcel Number: 015-232-010  
Application Number: MST2018-00156  
Owner: Jeff Silverman

(Proposal to permit unpermitted alterations to an existing 2,811 square foot single residential unit with a detached 683 square foot carport with 348 square feet of storage above. The proposed project includes permitting an unpermitted 33 square foot laundry room addition and an unpermitted roof deck. The project will abate violations in Enforcement Case ENF2010-00757 and Zoning Information Report ZIR2010-00405. The proposed total of 3,875 square feet of development on a 25,935 square foot lot located in the Hillside Design District is 82% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District, and Sloped Lot Findings. Project was referred to Full Board from Consent on December 17, 2018.)**

**CONCEPT REVIEW - NEW ITEM****2. 1609 ORAMAS RD****RS-15 Zone**

**(3:40)** Assessor's Parcel Number: 027-152-012  
Application Number: MST2018-00656  
Owner: Jacob Heilbron  
Architect: Chris Manson-Hing

(Proposal for an 88 square foot addition to the ground floor of an existing 1,874 square foot, two-story, single-residential unit that is legal non-conforming to the front and interior setbacks. The addition will extend an existing five-foot encroachment of the existing building into the 10-foot westerly interior setback as allowed by SBMC 30.165.050.C.the project includes replacing two windows on the ground floor with new sliding doors, the replacement of existing windows elsewhere, a new standing seam metal roof, new gutters and downspouts, a new garage door, new main entry door with side lights, and new exterior colors. The proposed total of 2,361 square feet of development in the Hillside Design District is 96% of the required maximum allowed floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings.)**

**PROJECT DESIGN REVIEW****3. 1206 HARBOR HILLS DR****RS-15 Zone**

**(4:05)** Assessor's Parcel Number: 035-311-002  
Application Number: MST2018-00535  
Owner: Urn'dit Family Trust  
Architect: Douglas Beard

(Proposal for 318 square feet of ground floor additions to an existing one-story 1,996 square foot single-family dwelling with an attached 551 square foot two-car garage. The project includes a new 191 square foot terrace and 271 square foot wood deck to replace an existing deck. The proposed total of 2,885 square feet of development on a 16,727 square foot parcel in the Hillside Design District is 66% of the guideline maximum allowed floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2018-00399.)

**(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings. Project was last reviewed on October 29, 2018.)**

**PROJECT DESIGN REVIEW****4. 415 YANKEE FARM RD****A-1/SD-3 Zone**

**(4:35)** Assessor's Parcel Number: 047-030-024  
Application Number: MST2018-00498  
Owner: Franck Hanse  
Architect: Jose Luis Esparza

(Proposal for alterations to an existing single residential unit. The proposed project includes an interior remodel, the demolition of a 237 square foot unpermitted carport. Other site improvements include a new pool and pool deck, replacement of chain link fencing with wood fencing, a new smooth trowel plaster finish, window and door changes and a new standing seam metal roof. An Administrative Exception was granted in 2016 for the over-height fences and is still valid. The proposed total of 1,814 square feet of development on a 54,452 square foot lot located in the Hillside Design District is 36% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project is located in the Coastal Zone and will require Coastal Review.)

**(Project Design Approval is requested. Neighborhood Preservation Findings required. Project was last reviewed on October 15, 2018.)**

**PROJECT DESIGN REVIEW****5. 1941 CIELITO LN****RS-1A Zone**

**(5:10)** Assessor's Parcel Number: 021-082-016  
Application Number: MST2018-00616  
Owner: Dale Fathe-Aazam  
Applicant: Vanguard Planning Inc.

(Proposal to remove and rebuild a 238 square foot sunroom and a 280 square foot patio cover, both of which were originally constructed without permits. The project includes removal of an unpermitted lath house in the front setback, removal of a chimney, and door and window alterations on the existing one-story, 2,514 square foot single-residential unit. The proposed total of 2,752 square feet of development on a 33,396 square foot lot in the Hillside Design District is 57% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2006-00599.)

**(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings.)**

**PROJECT DESIGN REVIEW****6. 958 ARBOLADO RD****RS-15 Zone**

**(5:45)** Assessor's Parcel Number: 019-232-010  
Application Number: MST2018-00448  
Owner: Daniel L. Greiwe  
Architect: Native Son Design Studio

(Proposal for additions and alterations to an existing 3,166 square foot two-story single residential unit with a 451 square foot attached two-car garage and 170 square foot storage area. The proposed project includes a 286 square foot second-story addition and an interior remodel. The proposed total of 4,073 square feet of development on a 29,858 square foot lot located in the Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design District and Sloped Lot Findings. Project was last reviewed on September 17, 2018.)**

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 237 LAS ALTURAS RD****RS-15 Zone**

**(6:15)** Assessor's Parcel Number: 019-331-005  
Application Number: MST2018-00534  
Owner: Claudia W. Glass  
Architect: DMHA

(The parcel is currently developed with a 2,507 square foot, two-story, single-residential unit, of which the lower level is a partial basement. The project proposes a 244 square foot addition at the basement level through conversion of an existing non-conforming garage, storage area, and portion of the crawlspace into new conditioned space. The project includes new exterior doors and windows at the newly converted area, the relocation of parking to a new uncovered exterior vehicle turntable, expansion of the non-conforming open yard, a new plunge pool, deck, and planters. The project includes a remodel of interior spaces and 232 cubic yards of grading to be exported off site. The proposed total of 2,722 square feet of development (of which the partial basement qualifies for a 50% net square footage reduction) on a 6,671 square foot parcel in the Hillside Design District is 74% of the required maximum allowed FAR. Staff Hearing Officer review is requested to allow additions and alterations within the required 30 foot front setback. This project will address violations in Zoning Information Report ZIR2012-00591.)

**(No final appealable decision will be made at this hearing. Staff Hearing Officer review is required for a requested Zoning Modification.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**