



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### FEBRUARY 4, 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 Thursday, January 31, 2019, 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 **Tuesday, January 22, 2019**.C. Approval of Consent Calendar of **January 28** and **February 4, 2019**.

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

## E. Subcommittee Reports.

**PRE-APPLICATION REVIEW****1. 2215 WHITE AVE****RS-7.5 Zone****(3:25)**

Assessor's Parcel Number: 041-252-034  
Application Number: MST2019-00028  
Owner: Michael C. Chan  
Architect: Jose Luis Esparza

(One-time pre-application concept review to replace an existing composition shingle roof with a new standing seam metal roof on an existing 2,362 square foot, two-story, single residential unit with an attached 689 square foot single garage and detached 376 accessory building in the rear yard.)

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

**CONCEPT REVIEW - CONTINUED ITEM****2. 2082 LAS CANOAS RD****RS-1A Zone**

**(3:45)** Assessor's Parcel Number: 021-030-037  
Application Number: MST2018-00485  
Owner: Horizon Capital Partners  
Applicant: Larry Borello

(Proposal to construct a new 4,505 square foot two-story single residential unit with an attached 898 square foot three-car garage on a vacant lot. Other site improvements include a new pool, landscape and hardscape alterations, balconies and covered patio areas. Grading for the property was approved under a separate permit. The proposed total of 5,403 square feet of development on a 3 acre lot located in the Hillside Design District is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposed project will address violations in Enforcement Case ENF2012-00172.)

**(Second Concept Review. Comments only. No final appealable decision will be made at this hearing. Project requires Environmental Assessment. Project was last reviewed on October 1, 2018.)**

**CONCEPT REVIEW - NEW ITEM****3. 1850 E LAS TUNAS RD****RS-1A Zone**

**(4:15)** Assessor's Parcel Number: 019-082-008  
Application Number: MST2019-00017  
Owner: 1850 East Las Tunas, LLC  
Architect: Daniel Longwill

(Proposal to rebuild 1,254 square feet of an existing 2,660 square foot, one-story, single-residential unit with an attached 589 carport and a detached 124 square foot storage building. The proposal includes 234 square feet of ground floor additions, a new rebuilt standing seam metal roof the relocation of site retaining walls, a new outdoor barbecue, and new steel windows and doors in existing locations. The proposed total of 3,877 square feet of development on a 37,470 square foot lot in the Hillside Design District is 46% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Comments only. No final appealable decision will be made at this hearing. Project requires Environmental Assessment.)**

**CONCEPT REVIEW - CONTINUED ITEM****4. 837 ARBOLADO RD****RS-1A Zone****(5:10)**

Assessor's Parcel Number: 019-113-037  
Application Number: MST2018-00662  
Owner: Peggy Palmer Wiley Trust  
Applicant: Brian Miller

(Proposal for 396 square feet of additions to an existing 1,977 square foot, three level single-residential unit with an attached 441 square foot, two-car garage. The project includes a new outdoor gas fireplace and barbecue counter, and permitting unpermitted interior alterations. The proposed total of 2,815 square feet of development on a 23,643 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Second Concept Review. Action may be taken if sufficient information is provided. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings. Project was referred from Consent on January 22, 2019.)**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**