



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

#### JUNE 10, 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  
Erica Monson, Planning Technician  
Mary Ternovskaya, 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 Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email [EMonson@SantaBarbaraCA.gov](mailto:EMonson@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, June 06, 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 attempt to 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.

**NOTICE OF CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

**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 **May 28, 2019**.C. Approval of the Consent Calendar of **June 3** and **June 10, 2019**.

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

## E. Subcommittee Reports.

**(3:20PM) REVIEW AFTER FINAL APPROVAL****1. 762 WESTMONT RD**

Assessor's Parcel Number: 013-103-001  
Zone: RS-6  
Application Number: PLN2014-00110  
Owner: Timothy R. Sulger  
Applicant: Broderson Associates

(Approved project is a 355 square foot swimming pool, 68 square foot spa, 61 square foot barbeque, and 1,091 square feet of new paved patio area to be added to the existing 491 square foot patio. No grading is proposed.)

**Approval of Review After Final is requested to substitute glass sound railing for the previously approved cable railing system. Project was last reviewed on June 3, 2019.**

**(3:40PM) NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****2. 1527 DOVER RD**

Assessor's Parcel Number: 019-194-001  
Zone: RS-15  
Application Number: PLN2019-00186  
Owner: RMCX07, LLC  
Applicant: Jarrett Gorin

(Proposal for a new 3,626 square foot two-story residence with an attached 424 square foot two-car garage. Project also includes a 408 square foot shell above garage for a future accessory dwelling unit under a separate permit. The project includes an 11'x25' swimming pool, 1,658 square feet of uncovered and covered decks, landscaping and other associated site improvements. A total of 470 cubic yards of cut, 990 cubic yards of fill, with a net import of 520 cubic yards is proposed. The proposed total of 3,589 square feet of development, of which 50% of the lower floor area is excluded from the calculation, on a 13,779 square foot lot in the Hillside Design District is 85% of the maximum allowable floor-to-area ratio (FAR).)

**Project Design and Final Approval is requested. Project was previously reviewed under PLN2016-00461. Project requires Neighborhood Preservation, Hillside Design, Sloped Lot, and Grading Findings.**

**(4:10PM) NEW ITEM: CONCEPT REVIEW****3. 512 E ISLAY ST**

Assessor's Parcel Number: 027-064-005  
Zone: R-2  
Application Number: PLN2019-00236  
Owner: Suzanne Marie Errico Living Trust  
Applicant: Patricio Nava

(Proposal for a 98 square foot addition to the first floor and a new 664 square foot second floor to an existing 856 square foot single-unit residence with a detached 162 square foot one-car garage. Project includes a new deck, new balcony, interior remodel, and relocation of the main entry. The proposed total of 1,833 square feet on a 3,250 square foot lot in the Hillside Design District is 84% of the guideline maximum floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot Findings.**

**(4:50PM) NEW ITEM: CONCEPT REVIEW****4. 401 ORILLA DEL MAR DR**

Assessor's Parcel Number: 017-321-016  
Zone: R-4/SD-3  
Application Number: PLN2019-00199  
Owner: Ray Fazendin  
Applicant: Michelle McToldridge

(Proposal is to convert an existing 1,094 square foot duplex into a 2,200 single-unit residence. The project includes a 34 square foot first floor addition, a new 1,022 square foot second story, and a new 440 square foot two-car attached carport. A proposed 450 square foot roof deck, new roofing, and site improvements are also included. The proposed total of 2,640 square feet on a 5,000 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 108% of the guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings.**

**(5:20PM) NEW ITEM: CONCEPT REVIEW****5. 574 RICARDO AVE**

Assessor's Parcel Number: 035-131-007  
Zone: RS-15  
Application Number: PLN2019-00215  
Owner: Reward Ventures LLC  
Applicant: Penn Hsu, Architect

(Proposal to demolish 1,324 square feet of an existing single-unit residence. The project will construct a new two-story 2,433 square foot residence with 499 square feet of additions on the first floor, and 610 square feet of additions on the second floor. The attached 499 square foot two-car garage is to remain. The project also includes a new 280 square foot deck. The proposed total 2,433 square feet of development on a 7,400 square foot lot in the Hillside Design District is 94% of the maximum allowable floor-to-lot area ratio.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**