



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### AUGUST 19, 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, August 15, 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 **August 5, 2019**.C. Approval of the Consent Calendar of **August 12** and **August 19, 2019**.

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

## E. Subcommittee Reports.

**(3:15PM) REVIEW AFTER FINAL APPROVAL****1. 365 EL CIELITO RD**

Assessor's Parcel Number: 021-082-005  
Zone: RS-1A  
Application Number: PLN2018-00432  
Applicant: Xorin Balbes, Owner

(Proposal for revisions to a previously approved project. Approved project was a proposal to permit as-built, unpermitted site alterations on a property located in the Hillside Design District. The project included permitting new site steps and patios, site walls and fences, replacing the pool patio and pool coping, adding pool fences and gates, relocating and permitting a chicken coop, relocating and permitting the water tanks, and replacement of existing hardscape and new permeable and impermeable surfaces. A Minor Zoning Exception was requested for a site wall that exceeds 42 inches in height within 10 feet from the front lot line. The proposed project addresses violations in Enforcement Cases ENF2018-00446 and ENF2018-00574. Revisions to approved project include permitting an as-built metal fence with a stucco wall base ranging in height from 6'-0" to 7'-6", new metal pool fence enclosures ranging from 5'-0" to 6'-0" in height, and site improvements.)

**No final appealable action will be taken at this meeting. Review After Final is requested for revisions to the site wall and pool fencing. Project requires a Minor Zoning Exception to allow the fence height to exceed the maximum allowed height of 3'-6" within 10'-0" of the front setback, and a Minor Zoning Exception to allow a trash enclosure to be located in the secondary 35'-0" front yard setback. Project requires review from the Staff Hearing Officer for a Front Yard Modification to allow accessory structures (pool equipment shed and a chicken coop) located within the front yard, and a Front Setback Modification to allow a second driveway and uncovered parking located within the front (secondary) setback off of Cielito Lane. Project**

**requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on March 4, 2019.**

**(3:45PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

- 2. 309 N SOLEDAD ST**  
Assessor's Parcel Number: 031-382-009  
Zone: R-2  
Application Number: PLN2019-00138  
Owner: Eladio Soriano  
Applicant: Brett Ettinger

(Proposal to construct a 767 square foot two-story detached accessory dwelling unit (ADU) with a 446 square foot attached two-car garage. The existing 746 square foot residence is detached from the proposed ADU. Project includes new landscape and driveway improvements. The proposed total of 1,959 square feet on a 4,971 square foot lot is 81% of the maximum guideline floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 15, 2019.**

**(4:05PM) NEW ITEM: CONCEPT REVIEW**

- 3. 1722 SANTA BARBARA ST**  
Assessor's Parcel Number: 027-112-021  
Zone: RS-15  
Application Number: PLN2019-00256  
Owner: Lois G. Capps Revocable Trust  
Lois Capps, Trustee  
Applicant: Dennis Thompson

(Proposal for a new 1,016 square foot one-story single-unit residence on a vacant lot. Project includes new fencing, a deck, a porch, and removal of nine existing fruit trees to be replaced with Avocado trees. The project requires review from the Single Family Design Board for two uncovered parking spaces. The proposed total of 1,016 square feet of development on a 10,875 square foot lot is 27% of the maximum allowable floor-to-lot area ratio (FAR).)

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

**(4:30PM) NEW ITEM: CONCEPT REVIEW****4. 2820 CLINTON TERRACE**

Assessor's Parcel Number: 051-274-014  
Zone: RS-7.5/USS  
Application Number: PLN2019-00335  
Owner: James and Britt-Marie Eyen Living Trust  
James and Britt-Marie Eyen, Trustees  
Applicant: Tom Ochsner

(Proposal for a 234 square foot remodel to an existing, 1,642 square foot, single-unit residence with an 348 square foot, attached two-car garage. Proposal includes relocating interior stairs, new exterior windows, demolishing existing trellis, and constructing a new deck and exterior staircase. Project also includes a new covered porch and trellis above garage. The existing total of 1,990 square feet of development on a 8,712 square foot lot is 59% of the maximum allowed floor-to-lot area ratio (FAR).)

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

**(4:54PM) NEW ITEM: CONCEPT REVIEW****5. 639 ISLAND VIEW DR**

Assessor's Parcel Number: 035-112-001  
Zone: RS-15  
Application Number: PLN2019-00358  
Owner: Lanzon Buehler Revocable Trust  
Amy Buehler and Jess Lanzon, Trustees  
Applicant: Chris Cottrell

(Proposal for 75 square feet of additions to the first floor, a new 1,013 square foot second story, and 101 square feet of additions to the garage of an existing 1,459 square foot one-story single-unit residence with a 396 square foot attached two-car garage and a 509 square foot detached Accessory Dwelling Unit. Project includes an interior remodel, a new AC condenser, a new trellis, and facade improvements to the existing retaining wall. The proposed total of 3,588 square feet of development on a 10,647 square foot lot is 94% of the maximum allowable floor-to-lot area ratio (FAR).)

**PLEASE NOTE: Item 5 postponed indefinitely at the applicant's request.**

**(4:55PM) PROJECT DESIGN APPROVAL****6. 84 LA VISTA GRANDE**

Assessor's Parcel Number: 015-083-012  
Zone: RS-15  
Application Number: PLN2019-00096  
Owner: Noel Living Trust  
Bob and Leila Noel, Trustees  
Applicant: Windsor Design

(Proposal for 746 square feet of additions to an existing, one-story, 2,745 square foot, single-unit residence with a 368 square foot attached carport, 143 square foot attached storage area, and 232 square foot basement. The project is proposing to convert the existing carport and storage area to a 422 square foot attached, two-car garage. Project includes landscape and hardscape improvements, new wood trellis, and new sheathing on roof. The proposed total of 4,145 square feet of development on a 14,375 square foot lot in the Hillside Design District is 97% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Project requires compliance with Tier 3 SWMP requirements prior to Final Approval. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on May 13, 2019.**

**(5:20PM) PRE-APPLICATION REVIEW****7. 102 SANTA ROSA PL**

Assessor's Parcel Number: 045-201-018  
Zone: E-3/SD-3  
Application Number: PLN2018-00625  
Owner: 102 Santa Rosa, LLC  
Applicant: 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.**