



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

NOVEMBER 25, 2019

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
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

NOTE TO APPLICANTS: Applicants are urged to access the **Design Review Submittal Quick Reference Guide** available at 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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to SFDBSecretary@SantaBarbaraCA.gov. Please note that the Board may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 12 copies).

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. 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.

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 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. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at 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, November 21, 2019, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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 **November 11, 2019**.C. Approval of the Consent Calendar of **November 18** and **November 25, 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. 385 LOMA MEDIA RD**

Assessor's Parcel Number: 019-261-024
Zone: RS-15
Application Number: PLN2018-00510
Owner: David Kleidermacher
Applicant: Brian Launder
Architect: Dawn Sherry

(Approved project is a proposal for alterations to an existing two-story, 2,385 square foot single residential unit with an attached 402 square foot two-car garage. Exterior alterations include replacing doors and windows, replacing a trellis at the rear elevation, installing new eyebrow trellises over the existing front entry and garage, replacing the garage door, and replacing wood railings with new wrought iron railings. Other site improvements include reconfiguration of some interior spaces. No new square footage is proposed. This project addresses a violation in Zoning Information Report ZIR2018-00192. The existing total of 2,787 square feet of development on an 11,000 square foot lot located in the Hillside Design District at 72% of the maximum allowable floor-to-lot area ratio (FAR).)

Approval of Review After Final is requested to revise previously approved wrought iron railings with new stainless steel cable guardrails at the rear decks, to add two new windows on the east elevation, and revise previously approved trellis structure. Project was last reviewed November 11, 2019.

(3:35PM) NEW ITEM: CONCEPT REVIEW**2. 2215 WHITE AVE**

Assessor's Parcel Number: 041-252-034
Zone: RS-7.5
Application Number: PLN2019-00396
Owner: Michael C. Chan
Applicant: Jose Luis Esparza

(Proposal for a 154 square foot addition to the first floor of an existing 2,362 square foot, two-story, single-unit residence with an attached 689 square foot, two-car garage, and a 376 square foot detached workshop. Project includes landscape improvements in the front yard and a new standing-seam metal roof. The existing development is nonconforming to the maximum required floor-to-lot area ratio (FAR). The proposed total of 3,581 square feet of development on an 8,861 square foot lot is 105% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires review from the Planning Commission for a Modification to allow the proposed development to exceed the required maximum FAR. Project requires Neighborhood Preservation findings.

(4:00PM) PROJECT DESIGN APPROVAL**3. 231 LOYOLA DR**

Assessor's Parcel Number: 045-125-003
Zone: E-3/SD-3
Application Number: PLN2019-00422
Owner: Kato Family Trust
Danny and Myla Kato, Trustees
Applicant: Jim Davis

(Proposal for a new 576 square foot second floor addition to an existing, one-story, 1,617 square foot single-unit residence with a 471 square foot attached, two-car garage. Project includes converting 416 square feet of the existing residence to an Accessory Dwelling Unit (ADU), a new covered patio on the first floor, and a covered deck on the second floor. The proposed total of 2,664 square feet of development on an 8,546 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 80% of the maximum allowable floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed October 14, 2019.

(4:25PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**4. 130 LOS ALAMOS AVE**

Assessor's Parcel Number: 045-195-001
Zone: E-3/SD-3
Application Number: PLN2019-00030
Applicant: Bryce Rosenthal, Owner
Designer: Matt Hepner

(Proposal to demolish 366 square feet of an existing 1,828 square foot, one-story, single-residential unit. The project proposes major additions and alterations that will result in a two-story dwelling with a 1,536 square foot ground floor, a 487 square foot second floor, a 437 square foot basement, 48 square feet of accessory space, and a 387 square foot attached two-car garage. The proposed total of 2,412 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,970 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone, is 84% of the maximum allowed floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on April 29, 2019.

(4:50PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**5. 1040 MISSION RIDGE RD**

Assessor's Parcel Number: 019-111-012
Zone: RS-1A
Application Number: PLN2019-00198
Owner: Marita Hawryluk
Applicant: Susette Naylor

(Proposal for 324 square feet of additions to an existing 1,913 square foot split level single-unit residence with a 407 square foot attached garage. The proposed total of 2,617 square feet of development on a 17,695 square foot lot in the Hillside Design District is 60% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2017-00428.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed June 24, 2019.

(5:15PM) PROJECT DESIGN APPROVAL**6. 512 E ISLAY ST**

Assessor's Parcel Number: 027-064-005

Zone: R-2

Application Number: PLN2019-00236

Owner: Suzanne Marie Errico Living Trust
Felice Errico, Trustee

Applicant: Patricio Nava

(Proposal for a 176 square foot addition to the first floor and a new 568 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 1,600 square feet on a 3,250 square foot lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio.)

Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed June 10, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS