



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

TUESDAY, FEBRUARY 18, 2020

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

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

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, February 13, 2020, 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 LINKED DIGITAL PLANS

The City has now hyperlinked project plans into the agenda. If the project plan is available, you will see the address in the agenda displayed as a blue underlined text. To view the project plans, simply click on the blue underlined address.

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 **February 3, 2020**.C. Approval of the Consent Calendar of **February 10** and **February 18, 2020**.

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

E. Subcommittee Reports.

(3:15PM) NEW ITEM: CONCEPT REVIEW1. **32 SKYLINE CIR**

Assessor's Parcel Number: 041-175-025
Zone: RS-15
Application Number: PLN2020-00040
Owner: Sarah A. Carr Living Trust
Sarah A. Carr, Trustee
Applicant: Troy Lobdell

(Proposal to remove the composition shingle roof on an existing single-unit residence located on a 10,394 square foot lot in the Hillside Design District and replace with a new dark brown standing seam metal roof. The project also includes re-roofing the garage in a dark grey PVC material.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(3:35PM) NEW ITEM: CONCEPT REVIEW

2. **665 CIRCLE DR**
Assessor's Parcel Number: 013-121-005
Zone: RS-6
Application Number: PLN2020-00060
Owner: Slager Family Trust
Ruston Slager, Trustees
Applicant: Garrett Gunning

(Proposal to replace the beige California shake roof on an existing single-unit residence with a new standing seam metal roof in Sierra Tan. Project is located on a 28,101 square foot lot in the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

(3:55PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

3. **429 E MICHELTORENA ST**
Assessor's Parcel Number: 027-252-029
Zone: R-M
Application Number: PLN2019-00387
Owner: Kojian Miran Haig
Applicant: Rejanne Leao

(Proposal for additions and alterations to an existing one-story 807 square foot single residential unit. An existing one-car garage is provided off-site (APN027-252-018). Project includes an interior remodel, converting the existing enclosed front porch into 90 square feet of habitable space, relocating the water heater, a 4 square foot bathroom addition, and replacement and alteration of existing windows. The proposed total of 901 square feet of development on a 2,310 square foot lot is 41% of guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project is requesting a Minor Zoning Exception to allow window alterations located within the required interior setbacks. Project must comply with plans approved by the Staff Hearing Officer on November 20, 2019. Project requires Neighborhood Preservation findings. Project was last reviewed on September 30, 2019.

(4:20PM) CONTINUED ITEM: CONCEPT REVIEW**4. 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.

(Proposal to demolish an existing 840 square foot, one-story, single-unit residence with an attached 284 square foot garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on August 19, 2019.

(4:55PM) NEW ITEM: CONCEPT REVIEW**5. 1402 GRAND AVE**

Assessor's Parcel Number: 029-110-047
Zone: RS-1A/RS-15
Application Number: PLN2020-00044
Owner: Joseph Kearns
Applicant: Richele Mailand

(Proposal to construct a new 686 square foot detached, two-car garage on a lot with an existing 2,765 square foot single-unit residence. The project will address violations in enforcement case ENF2016-00296. Project requires a substantial conformance determination from the Community Development Director. The proposed total of 3,217 square feet of development on a 129,849 square foot lot in the Hillside Design District is 53% of the guideline maximum floor-to-lot area ratio (FAR).)

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

(5:25PM) PRE-APPLICATION REVIEW

6. **2121 LAS TUNAS RD**
Assessor's Parcel Number: 019-013-001
Zone: RS-1A
Application Number: PLN2020-00052
Owner: Susan W. Sullivan Revocable Trust
Susan W. Sullivan, Trustee
Applicant: Eva Turenchalk

(One-time pre-application consultation requested for a new 4,364 square foot single-unit residence on a vacant lot with an attached 670 square foot two-car garage, covered porch, and pergola. The proposed residence includes 2,225 square feet on the main floor, 334 square feet of service area, 1,170 square feet of basement area, and 635 square feet of upper floor area. Project also includes construction of a new 12,000 square foot permeable driveway. The proposed total of 3,947 square feet of development, of which 50% of the basement and service area is excluded from the calculation, on a 44,950 square foot lot in the Hillside Design District is 79% of the guideline maximum floor-to-lot area ratio (FAR).)

One-time pre-application consultation. No final appealable action will be taken at this hearing.

(5:50PM) PROJECT DESIGN APPROVAL

7. **3070 SEA CLIFF**
Assessor's Parcel Number: 047-091-017
Zone: A-1/SD-3
Application Number: PLN2019-00596
Owner: Chris and Tracy Feno
Applicant: Kristin Stoyanova

(Proposal for a remodel and additions to an existing 2,196 square foot single-unit residence in the Hillside Design District. Project includes a new attached 563 square foot two-car garage, conversion of existing single-car garage to habitable space, existing carport area added to the front entryway, and additions of: 57 square feet, 209 square feet of storage space, and a 110 square foot sauna. Site improvements include an accessory building, new front wall and driveway gate, landscaping, hardscaping, and new pool and spa. The proposed total of 3,322 square feet of development on a 47,466 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 66% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

SEE SEPARATE AGENDA FOR CONSENT ITEMS