



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### MARCH 2, 2020

3:00 P.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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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, PO Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto: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](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, February 27, 2020, 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 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 18, 2020**.C. Approval of the Consent Calendar of **February 24** and **March 2, 2020**.

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

## E. Subcommittee Reports.

**(3:10PM) DISCUSSION ITEM**1. **PRESENTATION ON THE 2020 CENSUS**

Reference Number: PLN2019-00249  
Staff: Jessica Metzger

**(3:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**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 SF lot in the Hillside Design District.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design and Sloped Lot findings are required. Project was last reviewed on February 18, 2020.**

**(3:40PM) CONTINUED ITEM: CONCEPT REVIEW****3. 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. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on February 18, 2020.**

**(4:00PM) NEW ITEM: CONCEPT REVIEW****4. 705 ISLAND VIEW DR**

Assessor's Parcel Number: 035-091-007  
Zone: RS-15  
Application Number: PLN2020-00051  
Applicant: Matthew Genovese, Owner

(Proposal for 293 square feet of additions at the lower level, 240 square feet of upper attic storage space, a new 253 square foot upper floor balcony, and site improvements to an existing 1,490 square foot, two-story, single-unit residence. Project also includes converting 441 square feet of garage space to habitable space and constructing a new 431 square foot, two-car garage. The proposed total of 2,903 square feet of development on a 10,320 square foot lot in the Hillside Design District is 83% of the required maximum floor-to-lot area ratio (FAR).)

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

**(4:25PM) PROJECT DESIGN APPROVAL****5. 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 496 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 balcony, interior remodel, and relocation of the main entry. The proposed total of 1,529 square feet on a 3,250 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings are required. Project was last reviewed on November 25, 2019.**

**(4:50PM) CONTINUED ITEM: CONCEPT REVIEW****6. 1789 CALLE PONIENTE**

Assessor's Parcel Number: 041-021-017  
Zone: RS-6  
Application Number: PLN2019-00200  
Owner: Thomas & Joan Gilles  
Applicant: Don Swann

(Proposal to construct a new 1,848 square foot two-story single-unit residence with an attached 400 square foot garage. Project includes an outdoor deck, patios, and landscape improvements. The proposed total of 2,248 square feet of development on a 9,661 square foot lot in the Hillside Design District is 63% of the maximum allowable floor-to-lot area ratio (FAR).)

**No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on May 28, 2019.**

**(5:15PM) NEW ITEM: CONCEPT REVIEW**

7. **440 NORTHRIDGE RD**  
Assessor's Parcel Number: 055-132-002  
Zone: RS-1A  
Application Number: PLN2020-00063  
Owner: Lloyd Dallet  
Applicant: Scott Branch

(Proposal to permit the 239 square foot as-built lanai enclosure, an interior remodel of the kitchen and master bathroom. Project includes replacement of doors, windows, and skylights, relocating the water heater along the north elevation and removing existing wood accent siding to replace with fiber-cement panels and stucco. Project also includes replacing metal tile roofing with a standing seam metal roof. The proposed total of 2,574 square feet of development on an 82,035 square foot lot in the Hillside Design District is 47% 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.**

**(5:40PM) CONTINUED ITEM: CONCEPT REVIEW**

8. **301 MOHAWK RD**  
Assessor's Parcel Number: 041-323-004  
Zone: E-3/SD-3  
Application Number: PLN2019-00122  
Owner: Donald S. Mori Revocable Trust  
Ryan Mori, Trustee  
Applicant: Jacob Niksto, Architect

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,067 square foot ground floor, 809 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings. Project was last reviewed on February 2, 2020.**

**(6:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

9. [160 CONEJO RD](#)  
Assessor's Parcel Number: 019-042-015  
Zone: RS-1A  
Application Number: PLN2018-00609  
Owner: Dario Pini  
Applicant: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 2,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

**Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on November 26, 2018.**

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**