



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

AGENDA

MAY 11, 2020

3:00 P.M.

This Meeting Will Be Conducted Electronically As
Described Below

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
Ted Hamilton, Planning Technician
Mary Ternovskaya, Commission Secretary

IN ORDER TO PROMOTE SOCIAL DISTANCING AND PRIORITIZE THE PUBLIC'S HEALTH AND WELL-BEING, THE GOVERNOR OF THE STATE OF CALIFORNIA ISSUED EXECUTIVE ORDER N-29-20, WHICH ALLOWS LOCAL LEGISLATIVE BODIES TO HOLD MEETINGS VIA TELECONFERENCES WHILE STILL MEETING THE STATE'S OPEN AND TRANSPARENT MEETING REQUIREMENTS. BOARD MEMBERS MAY PARTICIPATE ELECTRONICALLY. AS A PUBLIC HEALTH AND SAFETY PRECAUTION, THE DAVID GEBHARD PUBLIC MEETING ROOM WILL NOT BE OPEN TO THE GENERAL PUBLIC. THE CITY OF SANTA BARBARA STRONGLY ENCOURAGES AND WELCOMES PUBLIC PARTICIPATION DURING THIS TIME. PUBLIC PARTICIPATION IS AVAILABLE THROUGH THE FOLLOWING OPTIONS:

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,

ELECTRONIC PARTICIPATION: Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/2679746638640361741>

You will be connected to audio using your computer's microphone and speakers (VoIP). A headset is recommended. You can also select the option to use your telephone, but you must use the Go To Webinar software to interact with the meeting. Select "Use Telephone" after joining the webinar and call in using the numbers below:

+1 (415) 655-0052

PIN: 408-197-873

Webinar ID: 118-275-435

Oral comments during a meeting may be made by electronic participation only.

WRITTEN PUBLIC COMMENT: Public comments may also be submitted via email to SFDBSecretary@SantaBarbaraCA.gov prior to the beginning of the Meeting. All public comments submitted via email will be provided to the Board and will become part of the public record. You may also submit written correspondence via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. However, please be advised, correspondence sent via USPS may not be received in time to process prior to the meeting and email submissions are highly encouraged.

PUBLIC COMMENT: Public comment on matters not listed on the agenda will occur at the beginning of the meeting. Members of the public wishing to speak must "raise their hand" in the GoToWebinar platform by

NOTE: Agenda schedule is subject to change as cancellations occur.

selecting the virtual hand icon, which is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not allowed during general public comment. The time allotted for general public comment at the beginning of the meeting is 30 minutes. The Board, upon majority vote, may decline to hear a speaker on the grounds that the subject matter is beyond the Board's subject matter jurisdiction.

PUBLIC COMMENT ON AGENDIZED ITEMS: Members of the public wishing to speak on a matter on the agenda must "raise their hand" in the GoToWebinar platform by selecting the virtual hand icon during the presentation of that item. The "raise hand" icon is generally located on most devices in the upper right hand corner of the screen. When persons are called on to speak, their microphone will be activated and they will be notified to begin speaking. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not permitted during meetings conducted electronically.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review online at SantaBarbaraCA.gov/SFDB. If you have any questions about the posted documents, contact Ted Hamilton, Planning Technician, at (805) 564-5541 or email THamilton@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

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 Discussion; and 8. Board/Commission Action.

AMERICANS WITH DISABILITIES ACT: If you need 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 services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the SFDB may be appealed to the City Council. In order to promote social distancing and protect the health and wellbeing of the public, the City Clerk will no longer be accepting appeals over the counter at City Hall. For further information and guidelines on how to appeal a decision to City Council, please contact the City Clerk's office at clerk@santabarbaraca.gov as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to clerk@santabarbaraca.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Board took action or rendered its decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

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.

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 3.1.2C for specific information.

NOTICE: On Thursday, May 7, 2020, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB. Approximate times are set for each item; however, the schedule is subject to change.

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

Hyperlinks to project plans are provided in 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.

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.

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 **April 27, 2020**.

C. Approval of the Consent Calendar of **May 4** and **May 11, 2020**.

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

E. Subcommittee Reports.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL

1. **3405 SEA LEDGE LN**
Assessor's Parcel Number: 047-082-008
Zone: A-1/SD-3
Application Number: PLN2019-00086
Owner: David and Barbara Meline
Applicant: Heidi Jones
Architect: Blackbird Architects

(Proposal to demolish an existing 1,620 square-foot single-story residence and 462 square-foot detached garage; and construct a new approximately 2,809 square-foot single-story residence with a detached approximately 714 square-foot garage/storage building (461 square-foot garage and 253 square feet of storage area), and a new 477 square-foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. .The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway. Project includes a Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback; A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard; and a Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet.) The proposed total of 4,000 square feet on a 57,063 square-foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR).

Project Design Approval is requested. Project requires Neighborhood Preservation Findings, Hillside Design & Sloped Lot Findings, and Grading Findings. Project was last reviewed on March 18, 2019 and a Coastal Development Permit was approved by the Planning Commission on October 3, 2019. Project must comply with Planning Commission Resolution No. 016-19.

(4:00PM) NEW ITEM: CONCEPT REVIEW**2. 924 JIMENO RD**

Assessor's Parcel Number: 029-052-009
Zone: RS-15
Application Number: PLN2019-00321
Owner: Mike and Patricia Herendeen
Applicant: Guy Gniadek

(Proposal for 79 square feet of additions to the first floor and 523 square feet of additions to the second floor of an existing 1,569 two-story single-unit residence with a 240 square foot, one-car carport, and 264 square foot one-car garage. Project includes an interior remodel, new decking, and a new main entry. The proposed total of 2,581 square feet of development on a 8,712 square foot lot in the Hillside Design District is 77% of the maximum allowed floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. Project requires review by the Staff Hearing Officer for two interior setback modifications to allow proposed decks to encroach into the interior setbacks.

(4:45PM) NEW ITEM: PROJECT DESIGN APPROVAL**3. 843 CALLE CORTITA**

Assessor's Parcel Number: 041-176-019
Zone: RS-15
Application Number: PLN2019-00625
Owner: Lindsay Anderson
Applicant: Dylan Henderson
Applicant: Kevin Cappon

(Proposal includes abatement of violations listed in ZIR2016-00435. An "as-built" lower level will be converted to an Accessory Dwelling Unit under a separate building permit. A new 2nd level deck and 1st level deck at the rear of the residence is also proposed, as well as enclosure of an "as-built" outdoor kitchen and a new master bathroom. A Minor Zoning Exception is requested for the trash enclosure located within the front and interior setbacks. Project will result in 447 square feet of new floor area for a proposed total of 2,089 square feet on a 6,915 square foot lot and 72% floor area ratio.)

Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot Findings. A Minor Zoning Exception is requested to allow the trash enclosure to be located within the front and interior setbacks.

SEE SEPARATE AGENDA FOR CONSENT ITEMS