



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

APRIL 22, 2024

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Jennifer Lewis, *Chair*
Lauralee Anderson, *Vice Chair*
Katie Gerpheide
Dawn Sherry

CITY COUNCIL LIAISON:

Mike Jordan

PLANNING COMMISSION LIAISON:

Sheila Lodge

STAFF:

Ellen Kokinda, Design Review Supervisor
Sebastian Herics, Assistant Planner
Joanie Saffell, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Single Family Design Board (SFDB) agenda.

Actions on the Consent agenda are reported to the Full Board at the next regular meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the SFDB may refer items to the Full Board for review.

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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. 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 limited to two minutes.

WRITTEN PUBLIC COMMENT: Public comments may be submitted via email to SFDBSecretary@SantaBarbaraCA.gov before 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. **Please note that the Board may not have time to review written comments received after 9:00 a.m. on the day of the meeting.**

All public comment that is received before 9:00 a.m., the day of the meeting, will be published on the City's website at SantaBarbaraCA.gov/SFDB. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City's website. **Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.**

If you want to be listed as an interested party on an item you have the following options available to submit a request: 1. Submit an e-mail request to SFDBSecretary@SantaBarbaraCA.gov, 2. Call the SFDB Secretary at (805) 564-5470, ext. 4472, or 3. Submit a written request via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1990, Santa Barbara, CA 93102-1990. **You will need to provide your Name, Email Address, Mailing Address, and the project number (PLN) you want to be added to.**

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

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 Sebastian Herics, Assistant Planner, at (805) 564-5561 or email SHerics@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

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. 4472. 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 Planning Commission. For further information and guidelines on how to appeal a decision to the Planning Commission, please contact Planning staff at (805) 564-5578 as soon as possible. **Appeals may be filed in person at the Community Development Department at 630 Garden Street or in writing via email to PlanningCounter@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting that the Board took action or rendered a decision. Appeals and associated fee post marked after the 10th calendar day will not be accepted.**

NOTE TO INTERESTED PARTIES: Only those persons who participate through public comment either orally or in writing on an item on this Agenda have standing to appeal the decision. Grounds for appeal are limited to those issues raised either orally or in written correspondence delivered to the review body at, or prior to, the public hearing.

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, April 18, 2024, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

NOTICE OF DIGITAL PLANS

Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposes without obtaining the permission of the copyright holder.

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. **Applicants will be limited to 15 minutes for project presentation and a timer will be available for reference. It is at the Chair's discretion to allow applicants additional presentation time.**

CONTINUED ITEM: FINAL APPROVAL

- A. [41 NORTHRIDGE RD](#)**
 - Assessor's Parcel Number: 055-120-004
 - Zone: RS-1A
 - Application Number: PLN2023-00244
 - Owner: Chase Jerome McLaughlin Jr. & Kirsten Garey McLaughlin
 - Applicant/Designer: Ken Dickson, Windward Design Services

(Proposal for a new 6-foot-tall retaining wall with guard rail, access stairs, spa, and 350 square foot patio, removal of 496 square feet of paving to reduce the overall existing patio and paving on site, and removal of a shed from an interior setback.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on January 22, 2024.

CONTINUED ITEM: REVIEW AFTER FINAL APPROVAL

B.	<u>222 MESA LN</u>	
	Assessor's Parcel Number:	041-322-009
	Zone:	E-3/S-D-3
	Application Number:	PLN2020-00612
	Owner:	Tyler & Brittany Dobson
	Applicant:	Matt Hepner, Matt Hepner Design

(Proposal for additions and alterations, including an interior remodel to the existing one-story, single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone, involving a 649-square-foot one-story addition, a 387-square-foot front porch, a 275-square-foot covered patio at the rear, a 219-square-foot roof deck, and replacement of fencing. The project includes a new 420-square-foot attached garage, as the existing 303-square-foot detached garage will be converted into an accessory building. To accommodate the new garage location, the project includes demolition of the existing driveway and curb cut and construction of a new driveway and curb cut. Staff Hearing Officer approval was granted on June 30, 2021, for an Interior Setback Modification allowing for the conversion of the existing garage to an accessory building. Planning Commission approval was granted on October 6, 2022, for a Net Floor Area (Floor to Lot Area Ratio) Modification and Front Setback Modification. The revised project has reduced in scale so that the Floor to Lot Area Ratio Modification and Front Setback Modification are no longer required as the second story to accommodate an Accessory Dwelling Unit (ADU) has been eliminated from the project and an uncovered parking space to serve the ADU is no longer proposed. The proposed total of 2,825 square feet on an 8,009-square-foot lot is 89% of the maximum guideline floor-to-lot area ratio, which is a reduction of 585 square feet from the previously approved project.)

Review After Final Approval is requested for elimination of the previously approved second story and resulting minor alterations. Project requires substantial conformance to the plans that received Project Design Approval and Final Approval on October 31, 2022.