



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD

### AGENDA

### AUGUST 5, 2019

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

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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, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**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, August 1, 2019, 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 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 **July 22, 2019**.C. Approval of the Consent Calendar of **July 29** and **August 5, 2019**.

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

## E. Subcommittee Reports.

**(3:15PM) DISCUSSION ITEM****1. DISCUSSION ON DISCRIMINATION/HARASSMENT POLICY**

Reference Number: PLN2019-00235  
Staff: Sarah Gorman, City Clerk Services Manager

**(3:45PM) REVIEW AFTER FINAL APPROVAL****2. 1631 SHORELINE DR**

Assessor's Parcel Number: 045-173-022  
Zone: E-3/SD-3  
Application Number: PLN2016-00241  
Owner: Chad Yonker  
Applicant: Tom Ochsner  
Landscape Architect: Charles McClure Landscape Architect & Associates

(Approved project is a proposal to remodel and add 422 square feet of first floor additions and a 1,356 square foot second story addition to an existing one-story single family residence. Project will address violations in ZIR2016-00169 and ENF2008-00161 related to the remodel, as-built retaining walls and decks along the bluff which were removed without approvals or permits. Other site improvements include landscape changes, a new wood fence, new plaster wall, a new concrete driveway and a flagstone patio. The proposed total of 3,986 square feet on a 20,100 square foot lot located in Hillside Design District is 85% of the guideline maximum floor-to-lot area ratio (FAR).)

**Approval of Review After Final is requested for a 9'-0" ceiling height for the first floor rather than the 8'-0" ceiling height approved on July 8, 2019. See Staff memo.**

**(4:05PM) NEW ITEM: CONCEPT REVIEW****3. 1553 SHORELINE DR**

Assessor's Parcel Number: 045-173-043  
Zone: E-3/SD-3  
Application Number: PLN2019-00326  
Owner: Rondal Dean Broome  
Agent: Trish Allen  
Applicant: Tom Ochsner

(Proposal to construct a new approximately 2,755 square foot, two-story residence with an attached approximately 584 square foot three-car garage with a 33 square foot attached storage area. The project also includes a new patio, pool, and spa on a 23,333 square foot vacant lot on the coastal bluff. Grading for the project would involve approximately 340 cubic yards of cut and 35 cubic yards of fill. The proposed total of 3,339 square feet of development on a 23,333 square foot lot is 71% of the guideline maximum floor-to-lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Planning Commission review for a Coastal Development Permit located in the Appealable Jurisdiction of the Coastal Zone.**

**(4:35PM) PROJECT DESIGN APPROVAL****4. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008  
Zone: RS-6  
Application Number: PLN2017-00217  
Owner: BLH Properties LLC  
Applicant: Shaun Lynch  
Contractor: Vernon Construction

(The project consists of a proposal to subdivide an existing 1.06 acre parcel into four (4) lots in the RS-6, Single Residential Zone and Low Density Residential (Max 5 Dwelling Units/Acre) General Plan designation. The proposed lots vary in size from 9,004 to 15,505 square feet and comply with General Plan and Zoning density. Proposed lot 3 includes alterations to the existing Structure of Merit to include the demolition of all "as-built" non-permitted additions to return to the configuration of the original 1921 adobe residence. Also proposed is the addition of an attached two-car garage at the rear of the residence. The proposal will result in a 975 square foot residence, and a 400 square foot garage. Other site alterations include the demolition of the existing detached garage and detached accessory buildings. Site improvements for the subdivision include site grading (1,000 cubic yards of cut and 540 cubic yards of fill), removal of five (5) existing Oak trees, proposal for 22 replacement Oak trees, and approximately 8,500 square feet of paving to create a new shared driveway easement connecting the proposed four lots to Cota Street, including alterations to the existing driveway/access for the existing condominiums on the adjacent lot, located at 1133 E Cota Street. The existing driveway to Diana Road will remain as a secondary access. The proposal includes development of one new primary dwelling

unit on three of the four proposed lots, ranging in size from 2,161 to 2,694 square feet, including an attached two-car garage. The application will address violations identified in ENF2017-00868.)

**Project Design Approval is requested. The project obtained Planning Commission approval for a Tentative Subdivision Map (TSM), Public Street Waiver, and Street Frontage Modifications. Project requires compliance with Planning Commission Resolution No. 006-19. Neighborhood Preservation and Grading findings are required. Project was last reviewed on May 29, 2019.**

#### **(5:00PM) PROJECT DESIGN APPROVAL**

**5. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008  
Zone: RS-6  
Application Number: PLN2019-00258  
Owner: BLH Properties LLC  
Applicant: Shaun Lynch  
Contractor: Vernon Construction

(Proposal for construction of a new 1,997 square foot two-story single-unit residence, with an attached 403 square foot two-car garage. The project includes site landscaping and alterations. The proposed total of 2,400 square feet of development located on a proposed 15,505 square foot lot is 55% of the guideline maximum floor-to-lot area ratio (FAR). This is proposed Lot 1 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

**Project Design Approval is requested. Project requires an exception by the Single Family Design Board (SFDB) for the location of the backflow device (SBMC 30.140.130.D). Neighborhood Preservation and Grading findings are required. Project requires compliance with Planning Commission Resolution No. 006-19. Project was last reviewed on May 29, 2019 under PLN2017-00217.**

#### **(5:25PM) PROJECT DESIGN APPROVAL**

**6. 1202 DIANA RD**

Assessor's Parcel Number: 031-190-008  
Zone: RS-6  
Application Number: PLN2019-00259  
Owner: BLH Properties LLC  
Applicant: Shaun Lynch  
Contractor: Vernon Construction

(Proposal to construct a new 2,703 square foot single residence, including an attached 400 square foot two-car garage. Project includes site landscaping and alterations. The proposed total of 2,703 square feet of development located on a proposed 9,125 square foot lot is 78% of the maximum allowable floor-to-lot area ratio. This is proposed Lot 2 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217). )

**Project Design Approval is requested. Neighborhood Preservation and Grading findings are required. Project requires compliance with Planning Commission Resolution No. 006-19. Project was last reviewed on May 29, 2019 under PLN2017-00217.**

**(5:50PM) PROJECT DESIGN APPROVAL**

7.           **1202 DIANA RD**  
Assessor's Parcel Number: 031-190-008  
Zone: RS-6  
Application Number: PLN2019-00276  
Owner: BLH Properties LLC  
Applicant: Shaun Lynch  
Contractor: Vernon Construction

(Proposal to construct a new 2,146 square foot single residence, including an attached 400 square foot two-car garage. The project includes site landscaping and alterations. The proposed total of 2,146 square feet of development located on a proposed 9,004 square foot lot is 63% of the maximum allowable floor-to-lot area ratio. This is proposed Lot 4 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217).)

**Project Design Approval is requested. Neighborhood Preservation and Grading findings are required. Project requires compliance with Planning Commission Resolution No. 006-19. Project was last reviewed on May 29, 2019 under PLN2017-00217.**

**(6:15PM) NEW ITEM: CONCEPT REVIEW**

8.           **281 CANON DR**  
Assessor's Parcel Number: 053-143-005  
Zone: RS-10/SRP/USS  
Application Number: PLN2019-00333  
Owner: Evan R. Jeffrey  
Applicant: Jim Davis

(Proposal for a 475 square foot addition to an existing two-story 1,602 square foot single-unit residence with a detached 371 square foot two-car garage. Project includes an interior remodel. The proposed total of 2,448 square feet of development on a 7,070 square foot lot is 84% of maximum allowable floor to lot area ratio.)

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

**SEE SEPARATE AGENDA FOR CONSENT ITEMS**