



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA OCTOBER 19, 2020

11:00 A.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, Assistant Planner  
Mary Ternovskaya, Commission Secretary

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**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:**

**ELECTRONIC PARTICIPATION:** Join Meeting Electronically at:

<https://attendee.gotowebinar.com/register/4564009405519434766>

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 (631) 992-3221

PIN: 483-581-586

Webinar ID: 526-192-747

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](mailto: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. Please note that the Board may not have time to review written comments received after 10:00 a.m. on the day of the meeting; however, they will be added to the project file.

**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 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

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

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.

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](mailto:SFDBSecretary@SantaBarbaraCA.gov), 2. Call the SFDB Secretary at (805) 564-5470, ext. 3308, 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.**

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). If you have any questions about the posted documents, contact Ted Hamilton, Assistant Planner, at (805) 564-5541 or email [THamilton@SantaBarbaraCA.gov](mailto:THamilton@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. 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. 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.

**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](mailto:Clerk@SantaBarbaraCA.gov) as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to [Clerk@SantaBarbaraCA.gov](mailto: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 10<sup>th</sup> 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, October 15, 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

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.

### **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.*

### **CONTINUED ITEM: FINAL APPROVAL**

- A.**        **[440 NORTHRIDGE RD](#)**  
Assessor's Parcel Number: 055-132-002  
Zone: RS-1A  
Application Number: PLN2020-00063  
Owner: Lloyd & Richard Dallett  
Applicant: Scott Branch

(Proposal to permit the as-built enclosure of the lanai into a dining room, remodel the kitchen and master bathroom, replace all doors and windows and skylights. Remove existing wood accent siding and replace with fiber-cement panels and stucco. Relocate and replace water heater from inside the garage to a location on the north elevation. Remove as-built window at garage and restore garage door. Replace metal tile roofing with standing seam metal roof. Add skylights at kitchen and exterior fiber-cement reveal panels to west and north elevations. Replace existing driveway and motor court pavement. SFDB review of a Minor Zoning Exception is requested to allow a proposed trash enclosure to be located in the front yard. Project site is located in the Hillside Design District with an average slope of 39 % The proposed total of 2,574 square feet of development is 47% of the maximum guideline floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on October 5, 2020. Project was last reviewed October 5, 2020.**

**CONTINUED ITEM: FINAL APPROVAL****B. 306 NORTHRIDGE RD**

Assessor's Parcel Number: 055-132-011  
Zone: RS-1A  
Application Number: PLN2020-00417  
Owner: Karen and John Merwin  
Applicant: David Watkins

(Proposal for a 37 square foot addition to the master bedroom, an as-built 134 square foot addition to the kitchen, new doors and windows, replacement of existing doors and windows, and an interior remodel. Project site is located on a 50,954 square foot lot in the Hillside Design District with an average slope of 32%.)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on September 28, 2020. Project was last reviewed September 28, 2020.**

**CONTINUED ITEM: FINAL APPROVAL****C. 3240 CAMPANIL DR**

Assessor's Parcel Number: 047-102-001  
Zone: RS-1A  
Application Number: PLN2020-00199  
Owner: Christina Dow  
Applicant: Steve Welton

(Demolish existing 3,599 SF single family residence and construct new single story 2,745 square foot residence, 526 square foot Accessory Dwelling Unit (ADU), and 490 square foot garage. Construct new 810 square foot pool and equipment. Proposed parking includes 2 covered spaces and 1 uncovered space. Realign and widen driveway to meet Fire requirements. Construct 8 foot tall fencing along the easterly interior lot line and 6-foot driveway gate. Construct new outdoor fire pit and outdoor shower. Install 16 detached solar panels. New outdoor BBQ. Various outdoor steps and gravel paths. Construct 6' high max retaining walls and 42" guardrails. Grading is expected to be approximately 1,294 cubic yards cut and 1,294 cubic yards fill. The project site is located on a 43,995 (approx.) square foot lot in the Hillside Design District with an average slope of 22%. The proposed total of 3,491 square feet is 70% of the maximum allowed floor-to-lot-area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on August 17, 2020. Project was last reviewed August 17, 2020.**

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 419 STANLEY DR**

Assessor's Parcel Number: 051-273-005  
Zone: RS-7.5/USS  
Application Number: PLN2020-00360  
Owner: Angie Leon  
Applicant: CA Permits; Alexandra Volodkina

(Proposal to replace 6 existing wood windows with new vinyl windows, and 1 existing patio door with new. New windows and doors to be same size and location as existing.)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings. Project was postponed due to applicant's absence on October 5, 2020.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****E. 903 ALSTON RD**

Assessor's Parcel Number: 015-174-018  
Zone: RS-25  
Application Number: PLN2020-00405  
Owner: Michael Linn  
Applicant: Richard Redmond

(Proposal to remove existing 211 square foot deck and replace with new 490 square foot pool with spa and deck. A new pool equipment area with fence is also proposed. Pool to have automatic cover. Project site is located on a lot in the Hillside Design District with a 30% slope.)

**Project Design Approval and Final Approval are requested. Project requires Neighborhood Preservation Findings and Hillside Design and Sloped Lot Findings.**