



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA NOVEMBER 9, 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/3531198551612748300>

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 (213) 929-4212

PIN: 302-540-945

Webinar ID: 749-835-843

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, Planning Technician, 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.**

**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, November 5, 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.*

**NEW ITEM: CONCEPT REVIEW**

- A.**            **[26 AMERICAN AVE](#)**  
Assessor's Parcel Number: 025-241-027  
Zone: RS-7.5  
Application Number: PLN2020-00337  
Owner: Michael and Karen Sloan  
Applicant: Gregory Jenkins

(Proposal to convert an existing covered front porch to habitable space and to construct a new covered front porch. An interior remodel is also proposed. Staff Hearing Officer review of a modification is required to allow the enclosure of the existing covered porch to be located in the required front setback. The proposed total of 1,430 square feet of development on a 5,026 square foot parcel is 59% of the maximum guideline floor to lot area ratio (FAR).)

**No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation Findings.**

**CONTINUED ITEM: FINAL APPROVAL****B. 301 MOHAWK RD**

Assessor's Parcel Number: 041-323-004  
Zone: E-3/SD-3  
Application Number: PLN2019-00122  
Owner: Ryan Mori  
Applicant: Jacob Niksto

(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 1,275 square foot ground floor, 801 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.)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on August 31, 2020. Project was last reviewed August 31, 2020.**

**CONTINUED ITEM: FINAL APPROVAL****C. 506 YANKEE FARM RD**

Assessor's Parcel Number: 047-030-025  
Zone: A-1/SD-3  
Application Number: PLN2019-00620  
Owner: Stanley Drive Holdings LLC  
Applicant: William Wolf

(Proposal to demolish the existing residence and construct a new 4,032 square foot single-unit residence with an attached 750 square foot two-car garage located on a lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal also includes a new pool and spa, pool deck, site walls, paving and hardscape, and two uncovered parking spaces. The proposed total of 4,782 square feet of development, located on a 38,490 square foot lot in the Hillside Design District is 98% of the guideline maximum floor-to-lot area ratio (FAR).)

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

**CONTINUED ITEM: FINAL APPROVAL**

**D.**            **3354 CLIFF DR**  
Assessor's Parcel Number: 047-081-003  
Zone: A-1/SD-3  
Application Number: PLN2020-00010  
Owner: Ann Collins-Burgard  
Applicant: Mark Morando

(Proposal for an interior remodel and 1,773 square feet of additions to an existing 2,370 square foot single-unit residence with a detached 744 square foot three-car garage. Project includes converting 452 square feet of non-habitable space to habitable space. The proposed total of 4,887 square feet of development on a 70,184 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on June 15, 2020. The project was last reviewed on June 15, 2020.**