



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA APRIL 13, 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, Planning Technician  
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/5854759086554272525>

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) 929-4232

PIN: Shown after joining the webinar

Webinar ID: 353-599-787

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.

**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 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

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

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](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.**

**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 9, 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.*

### **REVIEW AFTER FINAL APPROVAL**

#### **A. [1607 SHORELINE DR](#)**

Assessor's Parcel Number: 045-173-042  
Zone: E-3/SD-3  
Application Number: PLN2010-00193  
Owner: Chad Yonker  
Applicant: Tom Ochsner, Architect

(Approved project is a proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio.)

**Approval of Review After Final is requested for reconfiguration of the roof deck, new rooftop planters at second and third level, new brick detailing to guardrail, new roof on the trash enclosure, replace trellis with shed roof at south elevation, new arch over east side yard gate, entry door changed, steel door changed at south elevation, and walls thickened on the south elevation on both sides of the metal doors. Project was last reviewed on May 4, 2016.**

**NEW ITEM: CONCEPT REVIEW****B. 476 BRAEMAR RANCH LN**

Assessor's Parcel Number: 047-030-042  
 Zone: A-1/SD-3  
 Application Number: PLN2020-00086  
 Owner: Robert and Jennifer Conrow Living Trust  
 Robert and Jennifer Conrow, Trustees  
 Applicant: Dale Pekarek

(Proposal for a 6'-0" tall black chain link fence and 6'-0" tall back wrought iron gate located within 10'-0" of the front lot line. Project is located on a 56,983 square foot lot in the Non-Appealable Jurisdiction of the Coastal Zone. Project requires an Administrative Exception to allow the fence and gate to exceed the required 3'-6" height within 10'-0" of the front lot line.)

**Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**NEW ITEM: PROJECT DESIGN APPROVAL****C. 840 CIMA LINDA LN**

Assessor's Parcel Number: 015-162-019  
 Zone: RS-25  
 Application Number: PLN2019-00442  
 Owner: Mag3 LLC  
 Applicant: Darrell Becker  
 Contact: Diana Kelly

(Proposal for interior remodel, minor exterior site alterations, including replacement of some doors and windows; site alterations, including remodel three patios at the front and rear of the residence and raise the level of the southwest patio, new and replaced site walls and planters.)

**Project Design Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****D. 1158 CRESTLINE DR**

Assessor's Parcel Number: 049-181-011  
 Zone: RS-15  
 Application Number: PLN2020-00101  
 Owner: John C. & Cathleen M. Wright, Trustees  
 Applicant: Jeff Gorrell

(Proposal to install a new, 480 square foot (approximate) wood composite rear deck and to replace the existing concrete patio with a new concrete or stone patio, and expand the patio by 94 square feet. This project is located in the Hillside Design District on a 14,632 square foot lot.)

**Project Design and Final Approval is requested. Project require compliance with Neighborhood Preservation Ordinance, Hillside Design and Sloped Lot Findings.**