



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA MAY 18, 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/1920906594258453006>

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 (562) 247-8321

PIN: 581-028-192

Webinar ID: 369-638-539

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, May 14, 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.*

### **PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **A. 820 ALSTON RD**

Assessor's Parcel Number: 015-173-022  
Zone: RS-25  
Application Number: PLN2020-00095  
Owner: Joshua Lazer Newman  
Applicant: Alexa Newman

(Proposal for a new detached 498 square-foot 2-car garage, new stone retaining wall and concrete driveway off of Summit Rd. Existing 1-car garage to remain with removal of a portion of existing driveway. New landscaping proposed in location of demolished portion of driveway. Resulting 2,715 square-foot development is 57% of the guideline floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval is requested. Project requires Neighborhood Preservation Findings and Hillside Design & Sloped Lot Findings. Project was last reviewed on April 20, 2020.**

### **NEW ITEM: PROJECT DESIGN APPROVAL**

#### **B. 5 RINCON VISTA RD**

Assessor's Parcel Number: 019-282-024  
Zone: RS-15  
Application Number: PLN2020-00151  
Owner: Kevin and Ashley Ritter  
Applicant: Christopher La Rosa

(Proposal to demolish existing 875 square-foot concrete driveway and install new 619 square-foot permeable paver driveway in a new location. Proposal includes relocating existing garage door and relocating swinging door to garage. Landscaping will be installed in the location of the removed driveway. Project is located in the Hillside Design District with a slope of 20 percent.)

**Project Design Approval is requested. Project requires Neighborhood Preservation and Hillside & Sloped Lot Findings.**

**FINAL APPROVAL****C. 61 VISTA DEL MAR DR**

Assessor's Parcel Number: 047-062-001  
Zone: E-3/SD-3  
Application Number: PLN2019-00536  
Owner: Jill Magoun Living Trust  
Jill Magoun, Trustee  
Applicant: Alex Pujo

(Proposal to demolish an existing two-car, 551 square-foot, detached, garage and construct a new 750 square-foot, attached, four-car tandem garage, with a one-story 67 square-foot addition to the primary residence, and a new second story deck. The Single Family Design Board has review authority over the garage, addition to the house, and the portion of the upper story deck that is beyond the minimum required entry to the Accessory Dwelling Unit. A new 830 square-foot Accessory Dwelling Unit is proposed above the new garage and is exempt from design review pursuant to Government Code 65852.2. The proposed total of 2,950 square feet of development, of which the ADU is excluded, on a 50,784 square-foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio (FAR).)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on February 18, 2020. Project was last reviewed on February 18, 2020.**

**FINAL APPROVAL****D. 407 LA MARINA DR**

Assessor's Parcel Number: 035-211-023  
Zone: RS-7.5  
Application Number: PLN2019-00287  
Owner: Richard Family Revocable Trust  
Carin and Gareth Richard, Trustees  
Applicant: Dennis Thompson

(Proposal for 768 square feet of additions at the first floor and a new 782 square-foot second floor to an existing 1,180 square-foot one-story single-unit residence with an attached, 433 square-foot, two-car garage. Project includes an interior remodel, landscape improvements, tree removal and planting, a new driveway, and exterior alterations. The proposed total of 3,135 square feet of development on a 10,019 square foot lot in the Hillside Design District is 84% of the maximum allowable floor-to-lot area ratio.)

**Final Approval is requested. Project requires substantial conformance with plans granted Project Design Approval on September 30, 2019. Project was last reviewed on September 30, 2019.**

**REVIEW AFTER FINAL APPROVAL**

- E.**            **1540 SHORELINE DR**  
Assessor's Parcel Number: 045-181-018  
Zone: E-3/SD-3  
Application Number: PLN2018-00168  
Owner: Harding Revocable Trust  
Clarke Harding, Trustee  
Applicant: Paul Poirier  
Architect: Chris Belanger

(Proposal for additions and alterations to an existing 1,905 square-foot two-story single residential unit with a detached 384 square-foot two-car garage. The proposed project includes a first-floor remodel of 1,080 square feet, demolition of 18 square feet, and a 23 square-foot addition. The proposal also includes a second-floor remodel of 328 square feet and a 40 square foot addition. The proposed total of 2,334 square feet of development on a 6,098 square foot lot is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer approval was granted for an Interior Setback Modification request to allow window changes within the western interior setback.)

**Review After Final Approval is requested for alterations to windows, ground mounted condensing units, and trash enclosure. Project must comply with Staff Hearing Officer Resolution No. 040-18. Project was last reviewed October 1, 2018.**