



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA TUESDAY, MAY 26, 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

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/2947554686105504016>

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 (415) 930-5321

PIN: 653-105-447

Webinar ID: 973-583-179

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 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. If you have any questions about the posted documents, contact Ted Hamilton, Planning Technician, at (805) 564-5541 or email 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 as soon as possible. **Appeals and associated fee must be submitted in writing, and via email to 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 10th 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 21, 2020, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at 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. [1419 SHORELINE DR](#)

Assessor's Parcel Number: 045-185-006
Zone: E-3/SD-3
Application Number: PLN2020-00132
Owner: Continental Store Equipment, Co. Inc
Applicant: Trish Allen

(Proposed remodel including abatement of items identified in ZIR2017-0490 consisting of the demolition of sunroom canopy & trellis, permit 35 square feet of as-built storage space, convert remaining portion of storage to bathroom, removal of kitchen from west wing laundry area and remodel to master bedroom, and remodel original library into master bath and closet. The project also includes a remodel consisting of a new gable roof over entry, new siding, doors and windows, A/C condenser, and new at grade deck with gas fire pit on the 18,842 square-foot lot in the appealable jurisdiction of the Coastal Zone. Project requires Planning Commission review of a Coastal Development Permit.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation and Hillside Design & Sloped Lot findings. Review by the Planning Commission for a Coastal Development Permit is required to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. [835 FLORA VISTA DR](#)

Assessor's Parcel Number: 041-374-009
Zone: RS-15
Application Number: PLN2020-00077
Owner: Frank C. Ernst Jr.
Applicant: Guy Gniadek

(Proposal for exterior patio improvements in the rear yard of an existing single family residence. Improvements include a 120 square-foot trellis, an outdoor fireplace, an outdoor barbecue, and extending the existing concrete deck by 192 square feet. The existing concrete patio would be resurfaced with new material. Project site is located in the Hillside Design District with an average slope of 22%.)

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

NEW ITEM: PROJECT DESIGN APPROVAL

- C.** **1177 LAS ALTURAS RD**
Assessor's Parcel Number: 019-113-004
Zone: RS-1A
Application Number: PLN2020-00084
Owner: Julie Asplund
Applicant: Albert Chavez

(Proposal includes a basement addition of approximately 458 square feet and the conversion of approximately 486 square feet of non-habitable space to habitable floor area on the basement level. As part of the project, new windows and doors are proposed, along with a new 408 (approx.) square-foot deck serving the basement addition. A new stairway is proposed from the new basement level deck to the existing main level deck. Project site is located in the Hillside Design District with an average slope of 31%.)

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

FINAL APPROVAL

- D.** **3405 SEA LEDGE LN**
Assessor's Parcel Number: 047-082-008
Zone: A-1/SD-3
Application Number: PLN2019-00086
Owner: David and Barbara Meline
Applicant: Heidi Jones
Architect: Blackbird Architects

(Proposal to demolish an existing one-story 1,725 square-foot single-unit residence and 502 square-foot garage located in the Hillside Design District to be replaced with a new one-story 2,761 square-foot single-unit residence with a detached 779 square-foot garage and a new detached 477 square-foot accessory dwelling unit (ADU). Project includes construction of a new entry gate, trash enclosure, and motor court. Associated earthwork and landscaping is proposed as well as a sewer connection. The proposed total of 4,017 square feet on a 57,228 square-foot lot is 78% of the maximum guideline floor-to-lot area ratio (FAR).

Final Approval is requested. Project requires Neighborhood Preservation Findings, Hillside Design & Sloped Lot Findings, and Grading Findings. A Coastal Development Permit was approved by the Planning Commission on October 3, 2019. Project must comply with Planning Commission Resolution No. 016-19. Project requires substantial conformance to the plans granted Project Design Approval on May 11, 2020. Project was last reviewed May 11, 2020.