This Meeting will be held by teleconference as authorized by Government Code § 54953(e)(1)(A) to promote social distancing and prioritize the public’s health and well-being under Santa Barbara County Health Officer Orders. As a public health and safety precaution, the David Gebhard Public Meeting Room will not be open to the general public. Board members may participate electronically. 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://santabarbaraca-gov.zoom.us/webinar/register/WN_hZrO4e-UQIac7EbpTixEYQ
Phone Number: 1-669-900-6833
Webinar ID: 872 9197 3499

Written public comment: Public comments may be submitted via email to SFDBSecretary@SantaBarbaraCA.gov before 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 9:00 a.m. on the day of the meeting.

All public comment that is submitted before 9:00 a.m., the day of the meeting, will be published on the City’s website at SantaBarbaraCA.gov/SFDB. Comments provided via USPS or e-mail will be converted to a PDF before being posted on the City’s website. Note: comments will be published online the way they are received and without redaction of personal identifying information; including but not limited to phone number, home address, and email address. Only submit information that you wish to make available publicly.

Public comment on agendized items: Members of the public wishing to speak on a matter on the agenda must “raise their hand” in the Zoom platform by selecting the virtual hand icon during the presentation of that item or by pressing *9 if calling by phone. When persons are called on to speak, their microphone will be activated by City staff and the speaker will be notified that they can now unmute themselves in order to begin speaking. To unmute select the ‘mute/unmute’ icon or press “Alt+A” on the keyboard; If using a phone press *6 to unmute. Each speaker will be given a total of 2 minutes to address the Board. Pooling of time is not permitted during meetings conducted electronically.

NOTE: Agenda schedule is subject to change as cancellations occur.
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, 2. Call the SFDB Secretary at (805) 564-5470, ext. 7543, 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. If you have any questions about the posted documents, contact Heidi Reidel, Planning Technician, at (805) 564-5561 or email HReidel@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. 7543. 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. 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 may be filed in person at the City Clerk’s office at City Hall or in writing via email to Clerk@SantaBarbaraCA.gov and by first class mail postage prepaid within 10 calendar days of the meeting at which the Commission took action or rendered its decision. Appeals and associated fee post marked after the 10th 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.


NOTICE: On Thursday, February 17, 2022, 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. Architectural and Engineering drawings are made available to facilitate the public dialog only. All such material is subject to the restrictions of U. S. Copyright Law and may not be used for other purposed without obtaining the permission of the copyright holder.

FINAL APPROVAL

A. **650 JUANITA AVE**
   - Assessor's Parcel Number: 035-123-001
   - Zone: RS-15
   - Application Number: PLN2021-00383
   - Owner: Michael P Yurcho
   - Applicant: Michael Ober, Vanguard Planning Inc.

   (Proposal to demolish an existing detached two-car garage, and construct a new 475 square-foot two-car garage with an attached 922 square-foot two-story Accessory Dwelling Unit (ADU), on a site developed with a single-story single-unit residence. The proposed total of 2,522 square feet on a 11,223 square-foot lot, is 65% of the maximum required floor-to-lot area ratio.)

   Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on **November 22, 2021** which is when the project was last reviewed.

REVIEW AFTER FINAL APPROVAL

B. **102 SANTA ROSA PL**
   - Assessor's Parcel Number: 045-201-018
   - Zone: E-3/SD-3
   - Application Number: PLN2018-00625
   - Owner: Joe Plowman
   - Applicant: Alex Parker, AB Design Studio

   (Proposal to demolish the existing single-unit residence and attached garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission approval of a Coastal Development Permit was granted on July 1, 2020.)
Review After Final is requested for review of landscape updates. Project last reviewed on September 27, 2021.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **3150 SEA CLIFF**
   Assessor’s Parcel Number: 047-091-011
   Zone: A-1/SD-3
   Application Number: PLN2021-00504
   Owner: Christopher Arreguin
   Applicant: Brooks Mikkelsen

(Proposal to construct a new 18’x40’ pool with integrated 8’x8’ spa, adjacent wood deck, and pool equipment pad and enclosure. Project includes construction of a 10’ diameter cedar hot tub with a wood deck, associated equipment pad and enclosure, and 106 cubic yards of grading. Project is associated with a new single-unit residence and garage, approved by the Single Family Design Board under PLN2020-00301 on December 21, 2020.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Grading Findings are required.

PROJECT DESIGN APPROVAL

D. **1646 FRANCAESCHI RD**
   Assessor’s Parcel Number: 019-102-002
   Zone: RS-1A
   Application Number: PLN2021-00526
   Owner: Steve Worzman
   Applicant: Paul Sicat, Sherry & Associates Architects

(Proposal for a 222 square foot addition to the existing 380 square foot attached garage, associated with a 3,051 square foot single-unit residence located in the Hillside Design District. Project includes a new 132 square foot deck with cable railing at the rear of the garage, replacement of the garage door, replacement of the existing roof with new standing-seam metal throughout, new solar panels, and new ground mounted solar equipment. The proposed total of 3,653 square feet on a 42,902 square foot lot is 74% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.