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

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 Pilar Plummer, Assistant Planner, at (805) 564-5541 or email PPlummer@SantaBarbaraCA.gov. You may contact City Planning staff at (805) 564-5470 for general questions about the status of a case.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission Discussion; and 8. Board/Commission Action.

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 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 24, 2022, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB. Approximate times are set for each item; however, the schedule is subject to change.

PLEASE BE ADVISED
The following advisories are generally also contained in the City’s Single Family Design Board General Design Guidelines and Meeting Procedures (SFDB Guidelines). The specific SFDB Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the SFDB Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant’s presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following SFDB agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An SFDB approval does not constitute a Zoning clearance or a Building and Safety Permit.
- 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 purposes without obtaining the permission of the copyright holder.

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the required and suggested submittal items for each review level of a project. Applicants will be limited to 15 minutes for project presentation and a timer will be available on screen for reference. It is at the Chair’s discretion to allow applicants additional presentation time.
GENERAL BUSINESS

A. Public Comment.

Any member of the public may address the Board for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Single Family Design Board meeting of February 14, 2022.

C. Approval of the Consent Calendar of February 22 and February 28, 2022.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

E. Subcommittee Reports.

(3:15PM) CONTINUED ITEM: CONCEPT REVIEW

1. **3239 CLIFF DR**
   - Assessor's Parcel Number: 047-082-022
   - Zone: A-1/SD-3
   - Application Number: PLN2020-00252
   - Owner: Kristen Raskopf
   - Applicant: Steve Fort, SEPPS, Inc.

(Proposal to demolish the existing residence and barn located in the Hillside Design District and construct a new two-story 3,620 square foot single-unit residence with a 484 square foot detached garage. Project includes new covered patio areas, a pool and spa, sports court, and associated hardscape, landscape, and stormwater improvements. Planning Commission review and approval is required for a Coastal Development Permit as the property is located in the Appealable Jurisdiction of the Coastal Zone. The proposed total of 4,104 square feet on a 60,751 square foot lot is 79% of the maximum guideline floor-to-lot area ratio.)

No final appealable action will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made at Project Design Approval. Project was last reviewed on **August 3, 2020**.
(3:50PM) NEW ITEM: CONCEPT REVIEW

2. **25 LAS ALTURAS RD**
   - Assessor's Parcel Number: 019-331-019
   - Zone: RS-15
   - Application Number: PLN2021-00417
   - Owner: Dan Schaberg
   - Applicant: Alex Parker, AB Design Studio

(Proposal to convert the existing 427 square foot carport to a 2-car garage with a 457 square foot second-story addition above. Project includes a 72 square foot addition at the lower level, an interior remodel, and window replacements throughout to the 1,790 square foot single-unit residence located in the Hillside Design District. The proposed total of 2,675 square feet on a 6,098 square foot lot is 99% of the maximum required floor-to-lot area ratio. Planning Commission review and approval is required for a Floor Area Modification to allow the development to exceed the maximum floor-to-lot area ratio.)

No final appealable action will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required to be made at Project Design Approval.

(4:30PM) PRE-APPLICATION REVIEW

3. **1336 SHORELINE DR**
   - Assessor's Parcel Number: 045-195-017
   - Zone: E-3/SD-3
   - Application Number: PRE2021-00304
   - Owner: David & Barbara Meline
   - Applicant: Heidi Jones, SEPPS, Inc.

(Proposal to demolish the existing single-unit residence and garage and construct a new 2,486 square foot two-story single-unit residence with an attached 465 square foot garage, a 1,008 square foot basement level partially comprised of a 725 square foot Accessory Dwelling Unit (ADU), and a 421 square foot Junior Accessory Dwelling Unit (JADU) at the first floor. Project includes relocating the driveway and pedestrian access from Shoreline Drive to San Rafael Avenue, and hardscape and landscape improvements. Planning Commission review and approval is required for a Coastal Development Permit, as the property is located in both the Appealable and Non-Appealable Jurisdiction of the Coastal Zone. The proposed total of 2,486 square feet on a 6,948 square foot lot is 85% of the maximum required floor-to-lot area ratio.)

This is a One-Time Pre-Application Consultation. No final appealable action will take place at this hearing.
(5:15PM) NEW ITEM: PROJECT DESIGN APPROVAL

4. 316 VISTA DE LA CUMBRE  
    Assessor's Parcel Number: 053-092-001  
    Zone: RS-7.5/USS  
    Application Number: PLN2021-00510  
    Owner: Kate Kolstad  
    Applicant: Kim Cinco, Baseline Design

(Proposal to construct a 135 square foot first-floor addition, and a 449 square foot second-floor addition, to an existing 2,013 square foot single-story single-unit residence with an attached two-car garage. A 195 square foot detached Accessory Dwelling Unit (ADU) is also located on site. The proposed total of 2,794 square feet on a 10,130 square foot lot, is 75% of the maximum required floor-to-lot area.)

Project Design Approval is requested. Neighborhood Preservation Findings are required.

(5:50PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

5. 1510 SANTA ROSA AVE  
    Assessor's Parcel Number: 045-131-027  
    Zone: E-3/SD-3  
    Application Number: PLN2021-00351  
    Owner: Kevin Hansen  
    Applicant: Mark Mansfield

(Proposal to demolish a detached 400 square foot two-car carport, construct a new 804 square foot basement, new detached 454 square foot two-car garage & new 783 square-foot Accessory Dwelling Unit (ADU) above the garage. The project includes a new 300 square foot deck for the new ADU, a new 350 square foot deck above existing family room for the primary residence, and the enclosure of a 33 square foot breezeway for new habitable space. The proposed total of 3,567 square feet on a 13,503 square foot lot, is 86% of the maximum required floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on January 18, 2022.

SEE SEPARATE AGENDA FOR CONSENT ITEMS