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.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are limited to two minutes.

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 1900, Santa Barbara, CA 93102-1900. 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 received 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 reduction 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.

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. 4572, or 3. Submit a written request via US Postal Service (USPS); addressed to SFDB Secretary, PO Box 1900, Santa

NOTE: Agenda schedule is subject to change as cancellations occur.
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. 4572. 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.

**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 26, 2022, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/SFDB.

**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.

**REVIEW AFTER FINAL APPROVAL**

A. **1161 E COTA ST** (or 1202 Diana Rd)
   Assessor's Parcel Number: 031-190-049
   Zone: RS-6
   Application Number: PLN2019-00258
   Owner: Pat and Tracey Carney
   Applicant: Shaun Lynch, Evoke Design Studio

(Proposal for construction of a new 2,400 square foot two-story single-unit residence, including an attached, 403 square foot two-car garage, and a 710 square foot Accessory Dwelling Unit (ADU). This is proposed Lot 1 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217). Project must comply with Planning Commission Resolution No. 006-19 which requires a 3:1 tree replacement ratio with minimum 24" size box tree. A Minor Zoning Exception is requested for the location of the backflow device. The proposed total of 3,110 square feet on a 15,505 square foot lot is 71% of the maximum guideline floor-to-lot area ratio.)
Review After Final is requested for the removal and replacement of an existing oak tree. Project plans must demonstrate compliance with the Conditions of Approval in Planning Commission Resolution No. 006-19, and substantial conformance to the plans that received Project Design Approval on August 5, 2019. Project received Final Approval on October 28, 2019, which is when the project was last reviewed.

REVIEW AFTER FINAL APPROVAL

B. **414 YANKEE FARM RD**
   - Assessor’s Parcel Number: 047-030-014
   - Zone: A-1/SD-3
   - Application Number: PLN2019-00594
   - Owner: Sharon and Todd Hall Kessler
   - Applicant: Michael Holliday, DMHA Architecture + Interior Design

(proposal for an interior remodel and a 211 square foot addition to an existing 4,832 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes demolition of existing 1,153 square foot garage to construct a new 912 square foot detached two-car garage with a pool equipment room and storage room. Proposal also includes a new outdoor pool, raised wood decks, relocation of the existing driveways, and landscape improvements. The proposed total of 4,628 square feet of development on a 51,574 square foot lot in the Hillside Design District is 91% of the guideline maximum floor-to-lot area ratio.)

Review After Final is requested to raise the guest room floor to match the main house level, changes to windows and doors, and various interior changes. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 20, 2020. Project received Approval for Review After Final on October 25, 2021, which is when the project was last reviewed.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **647 SEA RANCH DR**
   - Assessor’s Parcel Number: 047-103-009
   - Zone: A-1/SD-3
   - Application Number: PLN2021-00447
   - Owner: Amerson Family Trust 12/19/14
     - David Amerson, Trustee
   - Applicant: Tom Ochsner

(proposal for a new 455 square foot accessory structure (yoga room). The project is associated with an existing 3,274 square foot single-unit residence and 617 square foot garage. The proposed total of 4,458 square feet on a 112,385 square foot lot is 76% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Lot Findings are required.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 476 PASEO DEL DESCANSO
Assessor’s Parcel Number: 053-101-013
Zone: RS-7.5
Application Number: PLN2021-00423
Owner: Brogan Bjerre Donahoe
Applicant: Amy Von Protz

(Proposal to connect the existing single-unit residence to an existing detached garage/hobby room, and to convert the existing one-car garage to habitable space. Two uncovered parking spaces are proposed to be located behind the existing driveway gates. Project includes a new 100 square foot covered patio, window and door improvements, and a new 108 square foot covered storage area at the rear of the property. The proposed total of 2,040 square feet on a 9,862 square-foot lot is 56% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required.

PROJECT DESIGN APPROVAL

E. 270 SAN RAFAEL
Assessor’s Parcel Number: 045-142-024
Zone: E-3/SD-3
Application Number: PLN2022-00049
Owner: Svec, Alan L & Jennifer M 2002 Trust
       Alan and J.M. Svec, Trustees

(Proposal for a 304 square foot single-story addition to the existing 1,430 square foot single-unit residence, located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes a new 318 square foot roof deck above the proposed addition, an interior remodel, and replacement of the existing shingle roof, windows, and doors, and board and batten siding. The proposed total of 1,734 square feet on a 6,759 square foot lot is 61% of the maximum required floor-to-lot area ratio (FAR).)

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