City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
TUESDAY, FEBRUARY 22, 2022

11:00 A.M.
This Meeting Was Conducted Electronically
SantaBarbaraCA.gov

ATTENDANCE
Members present: Colasse and Klein
Staff present: Reidel and Fennessy

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.

Public comment:
The following individual spoke:
1. John Ewasiuk
Correspondence from John Ewasiuk was acknowledged.

Final Approval with the condition that the existing trees shall remain on the site.

There is a ten-day appeal period for this project.
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.

   Public comment:

   The following individual spoke:

   1. Jeff Lovegreen

   Correspondence from the Lovegreen Family was acknowledged.

   Approval of Review After Final with conditions:
   1. Staff shall review the plantings for site obstruction concerns.
   2. Modify the proposed design of water element in the side yard setback so that there are no spills or pipes that have a vertical fall to the water.
   3. Bubblers shall be used in lieu of the existing design in order to reduce potential noise from that element.
   4. The podocarpus hedge shall be maintained at a height allowable by current fence, hedge, and screening ordinances within the City.

   There is a ten-day appeal period for this project.
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 and Final Approval with the following findings:**

1. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
   b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

2. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code.
   a. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
   b. The proposed grading will not cause a substantial loss of southern oak woodland habitat.

3. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4”) or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
   e. The public health, safety, and welfare are appropriately protected and preserved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

The ten-day appeal period was announced.
D. **1646 FRANCESCHI 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.**

**Project Design Approval and continue to Consent for Final with the following findings:**

1. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
   b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches (4") or more measured four feet (4’) above natural grade. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4") or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
   e. The public health, safety, and welfare are appropriately protected and preserved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

The ten-day appeal period was announced.