



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT AGENDA JUNE 17, 2019

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Fred Sweeney, *Chair*  
Brian Miller, *Vice Chair*  
Jan Ferrell  
Lisa James  
Joseph Moticha  
Robert Richards  
Jonathan H. Ziegler

### CITY COUNCIL LIAISON:

Jason Dominguez

### PLANNING COMMISSION LIAISON:

Addison Thompson

### STAFF:

Irma Unzueta, Design Review Supervisor  
Erica Monson, Planning Technician  
Mary Ternovskaya, Commission Secretary

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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.

**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 typically limited to two minutes. Written comments are also welcome. Mail to SFDB Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). Please note that the SFDB may not have time to consider written comments received after 10 a.m. on the day of the meeting.

**AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS:** Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB). Materials related to an item on this agenda submitted to the SFDB after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

**PLANS & ADDITIONAL INFORMATION:** If you have any questions or wish to review the plans, contact Erica Monson, SFDB Planning Technician, at (805) 564-5541 or email [EMonson@SantaBarbaraCA.gov](mailto:EMonson@SantaBarbaraCA.gov).

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see [SantaBarbaraCA.gov/Calendar](http://SantaBarbaraCA.gov/Calendar) for closure dates).

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

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or 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.

**NOTICE:** On Thursday, June 13, 2019, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at [SantaBarbaraCA.gov/SFDB](http://SantaBarbaraCA.gov/SFDB).

### **PLEASE BE ADVISED**

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 CASE NUMBER FORMAT CHANGE**

*The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."*

### **NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

#### **A. 310 N VOLUNTARIO ST**

Assessor's Parcel Number: 031-381-015  
Zone: R-2  
Application Number: PLN2019-00220  
Applicant: Timothy Wilde, Owner

(Proposal to permit an as-built 68" chain link fence along the interior lot line and 72" fence and retaining wall along the front property line of an existing 1,112 square foot single-unit residence. The project will address violations in enforcement case ENF2019-00180.)

**Project Design and Final Approval is requested. Project requires Minor Zoning Exception findings to allow the fence and wall height to exceed the maximum allowed 3'-6" within ten feet of front lot line. Project requires Neighborhood Preservation findings.**

**FINAL APPROVAL****B. 1527 DOVER RD**

Assessor's Parcel Number: 019-194-001  
Zone: RS-15  
Application Number: PLN2019-00186  
Owner: RMCX07, LLC  
Applicant: Jarrett Gorin

(Proposal for a new 3,626 square foot two-story residence with an attached 424 square foot two-car garage. Project also includes a 408 square foot shell above garage for a future accessory dwelling unit under a separate permit. The project includes an 11'x25' swimming pool, 1,658 square feet of uncovered and covered decks, landscaping and other associated site improvements. A total of 470 cubic yards of cut, 990 cubic yards of fill, with a net import of 520 cubic yards is proposed. The proposed total of 3,589 square feet of development, of which 50% of the lower floor area is excluded from the calculation, on a 13,779 square foot lot in the Hillside Design District is 85% of the maximum allowable floor-to-area ratio (FAR).)

**Final Approval is requested. Project was last reviewed on June 10, 2019.**

**NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL****C. 555 RICARDO AVE**

Assessor's Parcel Number: 035-122-010  
Zone: RS-15  
Application Number: PLN2019-00231  
Owner: Donna, Easton, and Taylor Konn  
Applicant: Ken Dickson

(Proposal for as-built remodel and 13 square foot addition to an existing, one-story, 1,279 square foot single-unit residence located in the Hillside Design District. Project includes an interior remodel, window and door changes, garage door replacement, and new smooth stucco coat on exterior. The proposed total of 1,632 square feet of development on a 10,093 square foot lot in the Hillside Design District is 44% of the maximum allowable floor-to-lot area ratio. Project will address violations in ENF2019-00334.)

**Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design and Sloped Lot findings are required.**