



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA AUGUST 12, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
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

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. 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. 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.

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 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, August 8, 2019, 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

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."

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 929 E CANON PERDIDO ST
Assessor's Parcel Number: 029-315-010
Zone: R-2
Application Number: PLN2019-00161
Owner: John Rodriguez
Applicant: Dale Pekarek

(Proposal for a 799 square foot two-story Accessory Dwelling Unit (ADU) located in the front yard of an existing 1,193 square foot single-unit residence with a 238 square foot attached one-car garage and one-car carport. The proposed total of 1,589 square feet of development on an existing 5,000 square foot lot is 92% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation findings. Project was last reviewed on May 28, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**B. 1627 CALLE CANON**

Assessor's Parcel Number: 041-072-008
Zone: RS-6
Application Number: PLN2018-00229
Owner: Eric Eugene Kelley
Applicant: Raymond Barajas

(Proposal to replace the existing 6' tall retaining wall in the same location and add spread footing to the new foundation. There are no proposed alterations to the existing single residential unit.)

Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the height of the retaining wall to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation, Hillside Design, and Sloped Lot findings are required. Project was last reviewed on May 21, 2018.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 1785 CALLE PONIENTE**

Assessor's Parcel Number: 041-021-016
Zone: RS-6
Application Number: PLN2019-00363
Owner: Suzanne Heller Brayton Survivor's Trust
Suzanne Brayton, Trustee
Applicant: Don Swann

(Proposal to construct a new garden retaining wall with stone veneer ranging in height from 5'-0" to 7'-0". The wall runs along the eastern portion of the property for 70 linear feet. A 22 foot linear portion of the wall includes a 5'-0" tall wood fence on top of the 2'-0" retaining wall for a total height of 7'-0". The wall is located on a lot with an existing single-unit residence within the Hillside Design District.)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**D. 129 JUANA MARIA AVE**

Assessor's Parcel Number: 017-091-003
Zone: R-2
Application Number: PLN2019-00350
Owner: Vega Family Revocable Trust
Alejandro Vega, Trustee
Applicant: Alejandro Vega

(Proposal to permit an as-built 4'-3" stone veneer wall with metal fencing and a remotely actuated driveway gate. The project is located on a lot with an existing 1,622 square foot single-unit residence with a 400 square foot two car garage. Project requires a Transportation waiver to allow the remotely actuated driveway gate. Project will address violations in enforcement case ENF2019-00175.)

Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the height of the fence to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Neighborhood Preservation findings are required.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 410 RUTH AVE**

Assessor's Parcel Number: 037-071-010
Zone: R-MH
Application Number: PLN2019-00349
Applicant: Oscar Gonzales Jr., Owner

(Proposal to permit an as-built 3'-6" tall picket fence on top of an 18" concrete wall for a total height of 5'-6". Project is located on a lot with an existing 757 square foot, one-story, single-unit residence with a detached 418 square foot two-car garage. Project will address violations in Zoning Information Report ZIR2013-00075.)

Project Design and Final Approval is requested. A Minor Zoning Exception is requested to allow the total height of the wall and fence to exceed the maximum allowed height of 3'-6" within 10'-0" of the front lot line. Project requires Neighborhood Preservation findings.