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 1990, Santa Barbara, CA 93102-1990. 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 redaction 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 1990, Santa Barbara, CA 93102-1990.

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


NOTICE: On Thursday, May 19, 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.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 15 W VALERIO ST
Assessor’s Parcel Number: 027-181-003
Zone: R-MH
Application Number: PLN2021-00537
Owner: Stephen Ells
Applicant: Ken Dickson, Windward Engineering

(Proposal to demolish the existing 253 square-foot detached garage and construct a new 755 square-foot detached three-car garage with a 535 square-foot Accessory Dwelling Unit (ADU) and 236 square-foot exterior deck above, associated with an existing 1,294 square-foot single unit residence. Project includes two uncovered parking spaces, the removal and replacement of existing asphalt paving and landscape, and 155 cubic yards of excavation to be recompacted on site. The proposed total of 2,584 square feet on a 6,563 square foot lot is 91% of the maximum required floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **1930 MISSION RIDGE RD**

   Assessor's Parcel Number: 019-083-017
   Zone: RS-1A
   Application Number: PLN2022-00054
   Owner: David Denniston
   Applicant: Scott Menzel, Scott Menzel Landscape Architect

(Proposal for new hardscape and landscape improvements to an existing single-unit residence located in the Hillside Design District. Project includes a new built-in gas grill, a new trash enclosure, and project associated gate, wall, and flatwork improvements. A Minor Zoning Exception is requested for the proposed trash enclosure location in the front yard and to allow a new wall to exceed 42 inches within the first 10 feet of the front lot line.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Minor Zoning Exception Findings are required.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **933 ROBLE LN**

   Assessor's Parcel Number: 019-252-004
   Zone: RS-15
   Application Number: PLN2022-00103
   Owner: Steven B. Anderson
   Applicant: Tom Ochsner

(Proposal to remodel the lower level of an existing 2,442 square-foot single-unit residence to create a new Accessory Dwelling Unit (ADU). Exterior improvements include new doors and 192 square feet of exterior lower level decks with wood guardrails. The proposed total of 2,634 square feet on a 7,558 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 and Hillside Design District & Sloped Lot Findings are required.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. **1735 HILLSIDE RD**
   Assessor's Parcel Number: 041-062-007
   Zone: RS-6
   Application Number: PLN2022-00093
   Owner: Justin Davis Whittet
   Applicant: David Watkins, David Watkins Design, LLC.

(Proposal for a 524 square-foot addition at the rear of an existing 834 square-foot single-unit residence. Project includes removal of a 133 square-foot as-built covered deck to be replaced with a 150 square-foot uncovered deck at the rear of the new addition. The proposed total of 1,538 square feet on an 8,361 square foot lot is 47% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.