



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, November 7, 2016**    **David Gebhard Public Meeting Room: 630 Garden Street**    **11:00 A.M.**

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**BOARD MEMBERS:**                      FRED SWEENEY, *Chair*  
                                                      BRIAN MILLER, *Vice-Chair*  
                                                      BERNI BERNSTEIN  
                                                      LISA JAMES  
                                                      JOSEPH MOTICHA  
                                                      DENISE WOOLERY

**CITY COUNCIL LIAISON:**            JASON DOMINGUEZ  
**PLANNING COMMISSION LIAISON:**    ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**    MIKE JORDAN

**STAFF:**                      JAIME LIMÓN, Design Review Supervisor  
                                              KATIE MAMULSKI, Planning Technician  
                                              KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

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#### PLEASE BE ADVISED

Consent Items are reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar 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 for hearing the item, the item will be moved to the end of the consent agenda.

The applicant's presence is suggested so that the applicant can answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without providing 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 Calendar 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 Calendar reviewing member of the SFDB may refer items to the Full Board for review.

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, City Hall, 735 Anacapa St. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the date the action is ratified (at the next regular Full Board meeting of the SFDB).

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.

**AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas and reports are also posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Katie Mamulski, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4532 or by email at [KMamulski@SantaBarbaraCA.gov](mailto:KMamulski@SantaBarbaraCA.gov). Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates. 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 located at 630 Garden Street during normal business hours. Letters received and staff reports that are a public record, relate to an agenda item, and are distributed to the SFDB during the meeting are available for public inspection in the David Gebhard Public Meeting Room, 630 Garden Street.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SFDB Secretary at (805) 564-5470, extension 3308 or by email at [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov). 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.

**NOTICE:** On Thursday, November 3, 2016, this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB).

**PUBLIC COMMENT:** Any member of the public may address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board. Public comment submitted prior to the scheduled meeting can be submitted via email to [SFDBSecretary@SantaBarbaraCA.gov](mailto:SFDBSecretary@SantaBarbaraCA.gov) or by mail to City of Santa Barbara, Community Development Department/Planning Division, P.O. Box 1990, Santa Barbara, CA 93102.

### **REVIEW AFTER FINAL**

#### **A. 129 OLIVER RD**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-005  
 Application Number: MST2013-00511  
 Owner: Ronald and Anna H. Abeles Trust  
 Architect: David Vanhoy

(Proposal for construction of a 2,997 square foot, two-story, single-family residence and an attached, 449 square foot, two-car garage, located on a 12,500 square foot vacant lot and within the non-appealable jurisdiction of the Coastal Zone. The proposal includes two upper level decks and a total of 1,351 cubic yards of site grading (including 1,231 cubic yards of grading beneath the building footprint and 120 cubic yards elsewhere on the site). The proposed total of 3,446 square feet is 85% of the required maximum floor-to-lot area ratio (FAR).)

**(Review After Final is requested for a revision to the pedestrian entry way, seat walls and shape of path, addition of dry-stacked retaining walls, revised lighting plan, landscape revisions and a revision in design on southwest corner of the property; Project was last reviewed July 14, 2014.)**

### **FINAL REVIEW**

#### **B. 210 LA VISTA GRANDE**

**E-1 Zone**

Assessor's Parcel Number: 015-130-003  
 Application Number: MST2015-00452  
 Owner: David V. Rossi  
 Applicant: John Beauchamp  
 Landscape Architect: Lane Goodkind

(Proposal to demolish an existing one-story, 1,644 square foot single-family residence and a 352 square foot attached two-car garage and construct a new two-level, 3,300 square foot single-family residence with an attached 486 square foot two-car garage. Also proposed are a total of 1,270 square feet of lower and upper level rear and side yard decks. The proposed total of 3,786 square feet of development on a 19,894 square foot lot in the Hillside Design District is 86% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00242.)

**(Final Approval is requested; Project was last reviewed October 31, 2016.)**

**REVIEW AFTER FINAL****C. 1630 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-013  
 Application Number: MST2016-00106  
 Owner: Barbara Thurman  
 Architect: Tom Smith  
 Applicant: Trish Allen

(Proposal to demolish the existing 544 square foot two-car garage and 47 square feet of a stairway area, and construct a new 565 square foot master suite in their place at an existing 3,180 square foot single-family residence. The proposal includes a new 447 square foot two-car garage and 122 square foot storage, stair, and elevator area to be located below the new master suite and to be made accessible with newly graded driveway. Also included is a 108 square foot kitchen addition at the rear of the main floor. The proposed total of 3,831 square feet, of which 50% of the partial basement garage is receiving a 50% maximum floor-to-lot area ratio (FAR) credit, on a 13,094 square foot lot is 86% of the required FAR. The proposal includes new site work, walls, steps, and an at-grade deck in the front yard. An Administrative Height Exception is requested to allow a wall that exceeds 3 1/2 feet in height to be located within 10 feet of the front property line. The project includes Staff Hearing Officer review for a zoning modification to allow the new garage and master suite above it to encroach into the interior setback.)

**(Review of final details is requested; Project must comply with Staff Hearing Officer Resolution No. 045-16, and was last reviewed October 31, 2016.)**

**REVIEW AFTER FINAL****D. 821 DEERPATH RD****A-2 Zone**

Assessor's Parcel Number: 015-100-004  
 Application Number: MST2016-00163  
 Owner: Narges Movasagi  
 Owner: Movasagi 2006 Trust  
 Agent: Mark Morando

(This is a revised project description. Proposal for a new 499 square foot accessory building, an exterior shower, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence which includes an "as-built: 154 square foot addition to the dwelling with an attached 749 square foot two-car garage. The project also includes two new gable end additions including 168 square feet with a 78 square foot remodel at the rear master and a 128 square foot den addition. The project includes driveway improvements and 466 cubic yards of cut and fill grading, of which 43 cubic yards will be exported off site. The proposed total of 3,047 square feet on a 23,710 square foot parcel in the Hillside Design District is 65% of the guideline maximum floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

**(Review After Final is requested for two new gable end additions, one at the rear totaling 168 square feet with a 78 square foot remodel and another off the den totaling 128 square feet; Project must comply with Staff Hearing Officer Resolution No. 039-16 and was last reviewed July 18, 2016.)**

**NEW ITEM****E. 203 SANTA ANITA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-310-035

Application Number: MST2016-00493

Owner: T. Morse &amp; G. Hessellund Revocable Trust

(Proposal to construct new drainage systems and 68 linear feet of segmented allan block retaining walls to repair slope damage. The project includes approximately 90 cubic yards of grading for the wall and backfill.)

**(Action may be taken if sufficient information is provided.)**

**NEW ITEM****F. 2446 GARDEN ST E-1 Zone**

Assessor's Parcel Number: 051-150-006

Application Number: MST2016-00497

Owner: Barbara S. Adams 2014 Revocable Trust

(Proposal for a new residential gate totaling 6 feet in height and set back 40 feet from the front property line. The gate system design is to be remote open/close.)

**(Action may be taken if sufficient information is provided.)**