



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, November 21, 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 17, 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.

## **FINAL REVIEW**

### **A. 18 S VOLUNTARIO ST**

**R-2 Zone**

Assessor's Parcel Number: 017-172-006  
 Application Number: MST2012-00098  
 Owner: Susan Arcidiacono  
 Applicant: Robert Mills  
 Designer: Urbe & Orbe Enterprises

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

**(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 043-13, and was last reviewed July 6, 2015.)**

## **REVIEW AFTER FINAL**

### **B. 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 November 7, 2016.)**

**FINAL REVIEW****C. 1548ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-183-010  
Application Number: MST2016-00140  
Owner: Charlotte Elaine Keenan Living Trust  
Architect: Dylan Chappell

(Proposal for a total of 570 square feet of additions to an existing 1,876 square foot, one-story single-family residence with an attached 500 square foot, two-car garage. The additions comprise a 70 square foot addition to the residence and a new 500 square foot detached workshop. The project includes an exterior remodel that includes new windows and doors, roofing, and finish materials. It also includes new site walls, landscaping, paving, and an interior remodel. The proposed total of 2,946 square feet of development on a 15,757 square foot lot in the Hillside Design District is 68% of the guideline maximum allowable floor-to-lot area ratio (FAR).)

**(Final Approval is requested; Project was last reviewed June 13, 2016.)**

**PROJECT DESIGN REVIEW****D. 1150 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-313-002  
Application Number: MST2016-00363  
Owner: Avo Semerdjian  
Architect: Blackbird Architects

(Proposal for 412 square feet of one-story additions to the existing 1,967 square foot one-story single-family residence, and existing 460 square foot attached garage. The project includes exterior window and door changes and reframing a portion of the roof. Also proposed is related landscape and hardscape improvements. The proposed total of 2,865 square feet on a 21,504 square foot lot located in the Hillside Design District is 61% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested; Project was last reviewed September 6, 2016.)**

**NEW ITEM****E. 907 FELLOWSHIP RD****E-1 Zone**

Assessor's Parcel Number: 041-175-035  
Application Number: MST2016-00518  
Owner: Megan E. Stichter  
Applicant: Joshua Stichter

(Proposal to reroof an existing two-story, single-family residence. The proposal includes replacing the existing composition shingle with a combination of two-piece and s-tile Boral clay roofing in color Palermo Blend.)

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