



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, December 7, 2015 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

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

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

Representatives present: **Lisa James and Brian Miller.**
Staff present: **David Eng, Planning Technician.**

FINAL REVIEW

A. 1701- 1704; 1706 & 1708 LA VISTA DEL OCEANO LN E-1 Zone
 Assessor’s Parcel Number: 035-180-009
 Application Number: MST2003-00227
 Owner: King Heirs, LLC
 Owner: The Mesa at Santa Barbara, LLC
 Applicant: Vanguard Planning, LLC

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" and the "Duplex Project" (MST2003-00620). The Single Family Project would merge and subdivide 5.73 acres into six (6) single-family residential parcels. Of the 5.73 acre site, 3.33 acres would be dedicated as open space. The residences would range from 3,525 to 4,517 square feet in size, with three-car garages, and swimming pools. A total of five (5) guest parking spaces are proposed. Estimated grading for the Single Family Project would consist of 3,050 cubic yards (cy) of cut and 5,100 cy of fill outside the main building footprints. Grading within the building footprints is estimated at 4,705 cy of cut and 1,650 cy of fill.)

(Final Approval is requested for trail and landscaping improvements.)

Motion: Final Approval as submitted with the condition that the landscaping and trail grading be maintained as shown on the plans.

Action: James/Miller, 2/0/0. Motion carried.

PROJECT DESIGN REVIEW

B. 910 CAMINO VIEJO RD

A-2 Zone

Assessor's Parcel Number: 015-060-046
Application Number: MST2015-00332
Owner: Marshall & Turner
Architect: The Cernal Collective, LLC

(Proposal for a two-story, 3,546 square foot single-family residence with an attached 745 square foot three-car garage, two uncovered parking spaces, and a 162 square foot workshop. The project includes a 1,057 square foot covered patio in the rear yard and new landscaping. The project also includes 2,050 cubic yards of cut grading and 1,175 cubic yards of fill grading. The proposed total of 4,453 square feet of development on a 1.15 acre lot in the Hillside Design District is 88% of the guideline maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project requires an environmental finding for a CEQA Guidelines §15183 Exemption [Projects Consistent with the General Plan].)

Present: Lovita Wibisono, Architect.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Review with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, landscaping, safety, good neighbor guidelines, and public views.
- 2) The Consent Reviewer read the following finding into the record: "The SFDB finds that the project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and CEQA Certificate of Determination on file for this project."

Action: James/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**** CONSENT REVIEW ADJOURNED AT 11:23 P.M. ****