



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, June 4, 2012**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

GLEN DEISLER, *Chair*  
DENISE WOOLERY, *Vice-Chair* (Consent Calendar Representative)  
BERNI BERNSTEIN  
BRIAN MILLER (Consent Calendar Representative)  
FRED SWEENEY  
JIM ZIMMERMAN (Consent Calendar Representative)

**CITY COUNCIL LIAISON:** DALE FRANCISCO

**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON

**STAFF:**

JAIME LIMÓN, Design Review Supervisor  
KATHY ALLEN, Planning Technician  
KATHLEEN GOO, Commission Secretary

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

### **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. For example item "A" listed on the Consent Calendar will be heard first and item "Z" heard last. 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 calendar 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).

**AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.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 located at 630 Garden St., during normal business hours. If you have any questions or wish to review the plans, please contact Kathy Allen at (805) 564-5470, extension 2685, or by email at [KAllen@SantaBarbaraCa.gov](mailto:KAllen@SantaBarbaraCa.gov). Our 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.

**AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On May 31, 2012, this Agenda was duly posted on the indoor and outdoor bulletin boards 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.

### **REVIEW AFTER FINAL**

**A. 227 LA VISTA GRANDE E-1 Zone**

Assessor's Parcel Number: 015-142-016  
Application Number: MST2010-00292  
Owner: William W Coglizer, Living Trust  
Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one-story residence, with an attached 410 square foot garage below, resulting in a 2,203 square foot residence with an attached one-car garage and workshop on a 17,685 square foot lot in the Hillside Design District. The proposal is 50% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Review After Final for a screened, two-car, uncovered parking area in the remaining front yard.)**

### **CONTINUED ITEM**

**B. 779 N ONTARE RD E-3/SD-2 Zone**

Assessor's Parcel Number: 053-031-025  
Application Number: MST2012-00162  
Owner: David and Mary Elizabeth Chatenever  
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions, and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design and Final approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on April 30, 2012.)**

**CONTINUED ITEM****C. 30 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-342-020  
Application Number: MST2012-00141  
Applicant: Tom Smith  
Architect: J.R. Walz  
Owner: Cindy and Wayne Wecksler

(Proposal to convert 472 square feet of existing unfinished basement area as a new lower floor addition to an existing 1,584 square foot, one-story, single-family residence, with an attached 274 square foot one-car garage, located on a 6,286 square foot lot in the Hillside Design District. The proposal includes door and window alterations, the removal of the as-built deck from within the required interior setback, and replacement with new steps at grade. The proposal the will result in a two-story, 2,330 square foot single-family residence, and is 85% of the maximum required floor-to-lot area ratio (FAR).

**(Project Design Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on May 29, 2012.)**

**CONTINUED ITEM****D. 1132 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-181-015  
Application Number: MST2012-00183  
Owner: Eileen Mira  
Applicant: Myles Steimle  
Contractor: California Pools

(Proposal for a 450 square foot in-ground swimming pool and spa, and associated pool equipment. The existing 16,117 square foot parcel, located in the Hillside Design District, is currently developed with an existing two-story, single-family residence. No change is proposed to the existing residence.)

**(Project Design and Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval. Project was last reviewed on May 29, 2012.)**

**CONTINUED ITEM****E. 903 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-018  
Application Number: MST2012-00190  
Owner: JW Realty, LLC  
Architect: Al Winsor

(Proposal for site alterations for an existing parcel currently developed with a single-family residence located on a 26,570 square foot lot in the Hillside Design District. The alterations include the demolition of existing retaining walls, construction of new site retaining walls, a new entry gate with columns, alterations and expansion to an existing carport, and resurface of the existing driveway and replacement of a portion of existing gravel driveway with permeable pavers. Other site improvements include new patios and decks, new trellis, new site landscaping and drainage, approximately 100 cubic yards of grading, and exterior lighting. A portion of the new retaining walls, located along the street frontage, is also proposed to occur on the adjacent neighbor parcel at 901 Alston Rd.)

**(Project Design Approval is requested. The project requires landscaping review. Compliance with Tier 2 Storm Water Management Program is required prior to granting Final Approval.)**

**REVIEW AFTER FINAL****F. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016  
Application Number: MST2011-00151  
Owner: 2547 Medcliff, LLC  
Architect: Harrison Design  
Agent: Suzanne Elledge Planning & Permitting Services  
Designer: Margie Grace

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11-acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six-foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11-acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Planning Commission Review of a Coastal Development Permit.)

**(Review After Final continued for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11. The project was last reviewed by SFDB on May 21, 2012. Project requires review of architecture and landscaping.)**

**CONTINUED ITEM****G. 958 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-010  
Application Number: MST2012-00020  
Owner: Daniel Greiwe and Phyllis Myers  
Designer: Chris Cottell  
Landscape Architect: Chris Gilliland

(Proposal to construct 353 square feet of new additions to include 203 square feet on the ground floor and 150 square feet on the second floor, and an exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,787 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR).)

**(Project Design and Final Approval of landscaping is requested. The project received Final Approval of architecture on April 30, 2012.)**