SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 3, 2012 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: DENISE WOOLERY, *Chair*

FRED SWEENEY. Vice-Chair

BERNI BERNSTEIN

BRIAN MILLER (Consent Calendar Architecture Representative)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor

MICHELLE BEDARD, Planning Technician KATHLEEN GOO, Commission Secretary

Website: 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. 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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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 Thursday, November 29, 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.

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.

FINAL REVIEW

A. 30 CAMINO ALTO A-1 Zone

Assessor's Parcel Number: 019-130-028
Application Number: MST2011-00215
Owner: David Darren Long
Architect: ARCHArt, Inc.

(Proposal to construct a new three-level 3,699 square foot residence, including a 518 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for a requested zoning modification. The proposed total of 3,699 square feet, located on a 23,091 square foot lot, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Final approval of architecture and landscaping is requested.)

PROJECT DESIGN AND FINAL REVIEW

B. 2038 CIELITO LN A-1 Zone

Assessor's Parcel Number: 021-082-025 Application Number: MST2012-00415

Owner: Robert Eberhardt
Architect: Jeffery Stoutenborough

(Proposal to permit the following "as-built" alterations: add three new windows; replace windows on upper and lower level; convert 54 square feet of crawl space to floor area for interior stairs; replace front entry door; and reconstruct exterior stairs. The proposal will address violations identified in enforcement case ENF2012-00520.)

(Project Design and Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW

C. 980 & 1000 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-059 & 021-050-063

Application Number: MST2012-00402

Owner: Barry Semler
Owner: Travis S. Shannon
Agent: Brent Daniels
Landscape Architect: Charles McClure

(Proposal to obtain a new approval for previously approved site walls, fence, pillars, and gates located on two parcels at 980 and 1000 W. Mountain Drive. The proposal for minor design alterations to the previously approved walls and gate design on 980 W. Mountain Drive; the design changes include a five-point stone pattern and wrought iron design details. The original project received Staff Hearing Officer approval (Resolution No. 016-07) and ABR approval in MST2004-00498.)

(Project requires compliance with Staff Hearing Officer Resolution No. 016-07. Action may be taken if sufficient information is provided.)

CONTINUED ITEM

D. 811 MIRAMONTE DR

E-1 Zone

Assessor's Parcel Number: 035-050-033 Application Number: MST2012-00448

Owner: Amy Lynn Meyer Contractor: California Pools & Spas

Applicant: Myles Steimle

(Proposal to construct a new 30' x 12' pool and spa. The existing 1.22 acre lot located within the Hillside Design District is currently developed with an existing single-family residence. The proposal involves approximately 50 cubic yards of grading to be balanced on site. New associated pool hardscape to be completed under a separate future permit.)

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

CONTINUED ITEM

E. 2224 GIBRALTAR RD

A-1 Zone

Assessor's Parcel Number: 021-180-004 Application Number: MST2012-00449

Owner: Allison Armour Applicant: Myles Steimle

Contractor: California Pools & Spas

(Proposal to construct a new 30' x 15' foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) is currently under review for alterations to the existing residence.)

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

NEW ITEM

F. 1816 CHINO ST R-2 Zone

Assessor's Parcel Number: 043-152-020 Application Number: MST2012-00437

Owner: William Bailey
Applicant: Morando Design

(Proposal to address violations of ENF2012-00719 by demolishing the 'as-built' tandem garage and trash enclosure located within the required setbacks. The proposal includes providing two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. Approximately 500 square feet of new permeable paving is proposed. The 6,250 square foot lot is currently developed with an existing one-story, 1,200 square foot, single-family residence to remain, and is 44% of the guideline floor-to-lot area ratio (FAR). The existing pepper tree is proposed to remain.)

(Project requires compatibility analysis and findings for the exception request for two-uncovered parking spaces. Action may be taken if sufficient information is provided. Project was postponed one week on November 26, 2012.)

NEW ITEM

G. 80 CHASE DR E-1 Zone

Assessor's Parcel Number: 015-020-005
Application Number: MST2012-00461
Owner: Hari and Mina Mahadevan
Architect: Shubin & Donaldson

(Proposal for a remodel to an existing one-story, 2,739 square foot, single-family residence, located on a 21,780 square foot lot in the Hillside Design District. The proposal includes the demolition of 2,340 square feet of existing ground level concrete decks to be replaced with a new 943 square foot wood deck, spa, and fire pit in the remaining front yard, and a new 851 square foot wood deck at the rear of the residence. Other alterations include the replacement of windows, doors, and exterior stairs, a new chimney, HVAC unit, spa equipment, fencing and gates, and new planters. The proposal includes the removal and replacement of one tree. Parking is provided by an existing 416 square foot detached two-car garage to remain. The floor-to-lot area ratio for the existing residence and garage is 67%.)

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