



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, November 12, 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) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF:

JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician - PRESENT
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 Tony Boughman at (805) 564-5470, extension 4539, or by email at TBoughman@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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, November 7, 2012, the 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.

REFERRED BY FULL BOARD

A. 734 SEA RANCH DR A-1/SD-3 Zone

Assessor's Parcel Number: 047-104-005
Application Number: MST2012-00241
Owner: Graciela Carrasco-Montgomery, Living Trust
Architect: Craig Burdick
Engineer: Paul Spieler, Engineers

(Proposal for alterations and additions to an existing one-story, 2,230 square foot, single-family residence with an attached 518 square foot two-car garage, located on a 1.36 acre lot in the Hillside Design District and in the Coastal Zone. The proposal includes construction of a new 255 square foot one-story, a new 265 square foot second-story addition, the conversion of 167 square feet of the existing 518 square foot two-car garage into habitable space, and the construction of a new 250 square foot carport. A total of 920 square feet of new decks are also proposed. The proposed total of 3,518 square feet is 68% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to granting Final Approval. The project received Project Design Approval on September 10, 2012.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, November 19, 2012.

CONTINUED ITEM

B. 464 BROSIAN WAY A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-031
Application Number: MST2012-00398
Owner: Andrew W. Osburn MD Trust
Applicant: Amy Von Protz

(Proposal for an interior remodel and minor façade remodel to an existing one-story, 2,599 square foot, single-family residence with an attached two-car garage, located on a 1.22 acre lot in the Hillside Design District. The proposal includes an increase to the roof height by approximately 4-feet, the addition of a clerestory element, alterations to the front entry, the replacement of windows and doors, and two new wood trellises located at the south elevation. No alterations are proposed to the existing 498 square foot accessory building.)

(Final Approval of the project is requested. The project received Project Design Approval on October 22, 2012.)

Continued two weeks to Consent with comments:

- 1) Provide window details showing recess.
- 2) Provide trellis members and column details.
- 3) Study the s-tile Conditions of Approval for the new roof and whether these can be incorporated into the existing roofs.
- 4) Show the extent and proposed material for the hardscape around the pool and around trellises.
- 5) Show irrigation compliance on the plans.
- 6) Show proposed mulching on the landscape plan.

NEW ITEM**C. 1833 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-073-001
Application Number: MST2012-00418
Applicant: Amy Von Protz
Architect: Valerie Wersinger
Owner: Sarah and Charles Genuardi

(Proposal for the remodel of an existing one-story, 1,932 square foot, single-family residence with an attached 391square foot garage located on a 12,197 square foot lot in the Hillside Design District. The remodel includes replacing existing doors and windows, siding repair, replacing the existing wood deck in rear yard with a new concrete paver patio, a new wood slat fence around the existing master bath patio, and a re-roof. The project requires Staff Hearing Officer review for requested zoning modifications for alterations within the required setbacks. This project will address violations identified in ZIR2012-00190. The existing 2,323 square foot residence is 58% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The Board had positive comments regarding the project's neighborhood compatibility.
- 2) The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Ready for Final Approval at Consent as submitted.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.