



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 22, 2013

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

ROSA ROGERS O'REILLY, 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, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@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. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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 4577. 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, April 18, 2013, 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.

REVIEW AFTER FINAL

A. 1702 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-480-061
 Application Number: MST2005-00020
 Agent: Brent Daniels
 Architect: Zehren and Associates
 Owner: Vista Oceano La Mesa Venture, LLC
 Landscape Architect: Arcadia Studio

(Proposal for revisions to the previously approved project to include enclosing a 400 square foot covered porch into a new family room, adding a new fire place and chimney, adding four new high windows and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story, single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposals results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final continued for alterations to the pool size, location, and configuration, revised associated pool hardscape and site landscaping.)

REVIEW AFTER FINAL

B. 2425 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-412-003
 Application Number: MST2011-00320
 Owner: Miguel Alejandro Munoz
 Architect: On Design Architects

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Review After Final for a proposed new 49 square foot second-story deck on the north elevation and to change a window to a sliding door.)

REFERRED BY FULL BOARD**C. 909 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-015

Application Number: MST2011-00353

Owner: George & Deanna M Gregg Living Trust

(Revised proposal for 999 square feet of one- and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The 999 square foot addition involves a new 519 square foot addition to the existing second-level, and a new 480 square foot grade level addition. A total of 290 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 99% of the maximum required floor-to-lot area ratio (FAR). The project received Planning Commission approval for a floor area modification on August 9, 2012 (Resolution No. 012-12).)

(Final Approval is requested. Project Design Approval was granted on August 27, 2012.)

PROJECT DESIGN REVIEW**D. 3439 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-011

Application Number: MST2012-00371

Owner: Klinkon Family Trust

Architect: Dennis Thompson

(Proposal to construct a new 50 square foot utility shed with electricity, a new 5-foot by 5-foot concrete pad for a new 10 kW generator with a new 8-foot tall, 20 linear foot fence with "acoutifence" sound control fabric, and a new 8-foot by 4-foot concrete pad for a new propane tank. The one-acre parcel is currently developed with an existing single-family residence, an attached two-car garage, and an existing 371 square foot detached accessory building.)

(Project Design Approval is requested.)

NEW ITEM**E. 2220 ST JAMES DR****E-1 Zone**

Assessor's Parcel Number: 049-242-004

Application Number: MST2013-00132

Owner: Roland F & Helen L Dutton

Designer: Amy Von Protz

(Proposal to replace an existing Juliette balcony with a new 116 square foot second-story deck on an existing 3,115 square foot two-story single-family residence, including an attached two-car garage, located on an 11,325 square foot lot. No other alterations proposed.)

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