



# City of Santa Barbara

## Planning Division

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

**Monday, May 6, 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](http://www.SantaBarbaraCA.gov)**

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### **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](http://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](mailto: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, May 2, 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](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. 938 ROBLE LN**

**E-1 Zone**

Assessor's Parcel Number: 019-251-026  
Application Number: MST2012-00474  
Owner: Donald & Mary Parrett  
Designer: Amy Von Protz  
Contractor: New Haven Builders

(Proposal for exterior alterations and a minor interior remodel to an existing two-story single-family residence, located on a 8,634 square foot lot in the Hillside Design District. Exterior alterations include a new roof element over an existing second-level deck, replacement of exterior siding materials, window and door alterations, and alterations to existing exterior stairs.)

**(Review After Final for proposed window and door alterations on the south elevation and a change to the beam details at the covered deck.)**

### **FINAL REVIEW**

#### **B. 1101 E COTA ST**

**R-2 Zone**

Assessor's Parcel Number: 031-190-033  
Application Number: MST2013-00130  
Owner: Purple Rooster Holdings LLC  
Designer: Ubaldo Diaz  
Contractor: Michael Szymanski

(Proposal for an exterior remodel to an existing 1,897 square foot single family residence, with an attached one-car carport, located on a 4,792 square foot lot. The proposal includes replacing all wood siding with stucco, re-stucco the lower level, demolish and replace the existing 120 square foot upper level deck in like size and materials, replace all windows with new vinyl windows in the same opening, and reroof the existing residence. The proposal will address violations identified in ZIR2012-00312, to include reducing hedge heights within proximity to the driveway, the removal and relocation of some site fencing, and removal of an 'as-built' window on the west elevation.)

**(Final Approval is requested. Project Design Approval was granted on April 29, 2013.)**

**REFERRED BY FULL BOARD****C. 856 FERRELO PL E-1 Zone**

Assessor's Parcel Number: 029-330-011  
Application Number: MST2012-00397  
Owner: Nan Zhou  
Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and 'as-built' patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 052-12. A Substantial Conformance Determination is required. Project Design and Final Approval requested.)**

**CONTINUED ITEM****D. 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-foot by 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) was recently approved for alterations to the existing residence.)

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

**NEW ITEM****E. 427 CALLE LAS CALERAS A-1/SD-3 Zone**

Assessor's Parcel Number: 047-021-021  
Application Number: MST2013-00159  
Owner: Bollag Family Trust  
Applicant: Gayle Garcia  
Contractor: Warren Genesis Pools, Inc.

(Proposal for 112 cubic yards of export to construct a new in-ground pool, located on a one-acre parcel in the Hillside Design District, currently developed with an existing two-story single family residence. The proposal includes a new five-foot tall chain-link and wrought-iron pool fencing and gate, and associated pool equipment. The proposal will address violations identified in ZIR2004-00471.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to granting Final Approval.)**

**NEW ITEM****F. 1708 LOMA ST****R-2 Zone**

Assessor's Parcel Number: 027-152-026

Application Number: MST2013-00163

Owner: Neil Craffey

(Proposal to construct a new 81 square foot one-story addition to an existing 1,220 square foot one-story single-family residence with an existing detached one-car garage, located on a 5,000 square foot lot in the Hillside Design District. The proposal also includes a new covered entrance, replacement of all windows, window and door alterations on the south elevation, structural alterations to the existing garage to include reducing the height of the roof, reducing the height and area of the existing deck and replacement of guardrails for the existing deck above the garage, and the proposal to remove two existing trees in the remaining front yard. The proposal will address violations identified in ZIR2002-00750 which includes removing the 'as-built' shed in the rear yard. The proposed total of 1,553 square feet is 64% of the guideline floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval.)**