



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, June 24, 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, June 20, 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. 1667 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-071-010
 Application Number: MST2011-00277
 Owner: Jeffrey Howard Frank Trust
 Architect: Thompson Naylor Architects

(Revised proposal to construct a new, one-story, 2,968 square foot, single-family residence and an attached 574 square foot, two-car garage, located on a 1.3 acre lot in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. A total of 274 cubic yards of grading is proposed. The proposed total of 3,542 square feet is 69% of the guideline floor-to-lot area ratio (FAR). The revised proposal involves an additional 367 square feet from the previously approved project.)

(Review After Final for site and landscaping alterations.)

REFERRED BY FULL BOARD

B. 16 RUBIO RD

E-1 Zone

Assessor's Parcel Number: 029-342-003
 Application Number: MST2013-00079
 Architect: Tom Ochsner
 Owner: Jim Knecht

(Proposal for a remodel, conversion and additions to existing under-story storage space into habitable space to an existing, 2,022 square foot, single-family residence with an attached two-car garage. The proposal results in an 18 square foot, first level addition and a new 252 square foot, habitable basement. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposed total of 2,292 square feet, located on a 9,932 square foot lot in the Hillside Design District, is 63% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Final Approval requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP).)

PROJECT DESIGN AND FINAL REVIEW**C. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2012-00431
Owner: Harrand Family Trust
Architect: Keith Rivera

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, and permit an 'as-built' A/C unit and pad located within required setbacks. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 032-13.)

NEW ITEM**D. 2241 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-016
Application Number: MST2013-00242
Owner: Timothy Pinkevich
Agent: Brian Miller

(Proposal to install a new 6'-6" tall, non-automated, vehicular access gate and stone columns, and permit the 'as-built' 6-foot tall, chain-link fence, which is to be reduced to the maximum allowed 3'-6" in height. A new hedge is also proposed along the chain-link fence which is to be maintained at the maximum allowed 3'-6" height. The existing two-acre parcel is located within the Hillside Design District and is developed with an existing single-family residence.)

(Comments only; project requires environmental assessment.)

NEW ITEM**E. 526 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-026
Application Number: MST2013-00245
Owner: Paul M G Astbury
Designer: Hosa Design Assoc

(Proposal to construct a total of 85 square feet of new one-story additions to an existing two-story, 3,420 square foot, single-family residence and attached two-car garage, located on a 1.11 acre parcel within the Hillside Design District. The proposal includes a total of 256 square feet of additions to two existing second-level decks, and a new 126 square foot ground level covered porch. The project will address violations identified within ZIR2009-00440.)

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