



# City of Santa Barbara

## Planning Division

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

**Monday, August 5, 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)**

### **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, August 1, 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. 3232 CAMPANIL DR**

**A-1 Zone**

Assessor's Parcel Number: 047-102-028  
 Application Number: MST2012-00469  
 Owner: Compton Family Trust  
 Architect: Jeffrey Berkus  
 Contractor: Young Construction  
 Landscape Architect: S.A. Fausset-Landscape Architect, Inc

(Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.)

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

### **FINAL REVIEW**

#### **B. 1226 PLAZA DEL MONTE**

**E-1 Zone**

Assessor's Parcel Number: 035-360-026  
 Application Number: MST2013-00293  
 Owner: Payatt Family Trust  
 Architect: Kathy Hancock

(Proposal for a 19 square foot entry remodel and addition to an existing 2,706 square foot, two-story, single-family residence. The proposal includes converting 108 square feet of the existing, 667 square foot, three-car garage, into a new laundry room. The proposal will result in a 559 square foot two-car garage. Other alterations include extending the existing concrete landing at the entry and adding a new concrete walkway, repairing a parapet wall on the existing residence, modify the decorative battered walls on the south elevation at the three corners, and adding a new above-ground spa. The proposed total of 2,725 square feet, located on a 10,500 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)**

**NEW ITEM****C. 3709 LINCOLNWOOD DR E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-051  
Application Number: MST2013-00305  
Owner: Phillip J Whaley  
Landscape Architect: Carol Gross

(Proposal for minor site alterations including new site walls, fencing and gate, located on a 8,885 square foot parcel developed with an existing, two-story, single-family residence. The proposal includes a new, natural-gravity, boulder retaining wall with a maximum 42-inches in height, a new, natural wood gate and fencing with a maximum 68-inches in height, a new, plaster wall with a maximum 30-inches in height, new concrete steps, a new, wood trellis, 140 square feet of new patio paving, new landscaping, and 12 cubic yards of fill.)

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

**NEW ITEM****D. 1333 SANTA TERESITA DR A-1 Zone**

Assessor's Parcel Number: 055-141-049  
Application Number: MST2013-00306  
Owner: D T Kieswetter Jr. Trust  
Designer: Acanthus Design

(Proposal for a new, decorative, wrought-iron entry gate with a maximum 8-feet in height, and plaster pillars, with a stone cap, with a maximum 7-feet in height, located on a 1.75 acre parcel in the Hillside Design District, developed with an existing single-family residence.)

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

**NEW ITEM****E. 5 LAS ALTURAS RD E-1 Zone**

Assessor's Parcel Number: 019-331-022  
Application Number: MST2013-00304  
Owner: Achim Wixforth  
Applicant: Joe Strickland  
Designer: D.Shelton Design LLC

(Proposal to replace the existing, exterior, wood stairs with a new curved, steel stairs design with stone treads. The new stairs will not exceed 10-inches in height above grade. The parcel is developed with an existing single-family residence.)

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