



**NOTICE:** On February 14, 2013, 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](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.

## **FINAL REVIEW**

### **A. 464 YANKEE FARM RD**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017  
Application Number: MST2013-00028  
Owner: Margaret & Robert Niehaus Revocable Trust  
Architect: Angie Huff

(Proposal to construct a 325 square foot one-story addition to an existing 3,175 square foot one-story single-family residence with an attached 612 square foot two-car garage. The proposal includes a small interior remodel and minor exterior facade alterations to the existing residence. An existing detached 281 square foot accessory structure will remain. The proposal will result in a total project development of 4,393 square feet located on a 1.25 acre parcel in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The proposal will address violations identified in ENF2012-00589.)

**(Final Approval requested.)**

A letter of concern from Lori Rafferty was reviewed. The Board found that the proposal does not warrant changes to the existing site landscaping. The enforcement case (ENF2012-00589) will be abated by the removal of the work in the public right of way.

**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, February 25, 2013.

## **FINAL REVIEW**

### **B. 1656 LAS CANOAS RD**

**A-1 Zone**

Assessor's Parcel Number: 021-072-010  
Application Number: MST2013-00055  
Owner: Jeff Frank Living Trust  
Architect: Robert Pester

(Proposal to pave existing service driveway with permeable interlocking pavers and construct new wood driveway gate with stone pilasters and new CMU screen wall around the existing pool equipment area.)

**(Final Approval requested.)**

**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, February 25, 2013.

**REVIEW AFTER FINAL****C. 163 LA JOLLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-004  
Application Number: MST2008-00515  
Owner: Chevy Lane Holdings, LLC  
Architect: Peter Becker

(Revised project for alterations to the existing 1,265 square foot one-story single-family residence with an attached 411 square foot two-car garage located on a 23,522 square foot lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The revised proposal eliminates the previously approved 914 square foot one-story addition. The proposed alterations include a 15 square foot one-story addition for a laundry closet, alterations to the roof forms which including adding dormer roofs at the dining and living rooms and raising the ceiling height in the living room, replace all doors and windows with new, and a new asphalt shake roof. Other site alterations include a new 6-foot tall wood fence along the front yard of the property, a new flagstone pedestrian pathway, landscaping alterations, and a change to the driveway configuration. A portion of the new driveway, the new 42-inch tall pillars, and landscaping alterations are proposed to be located on the adjacent vacant property at 157 La Jolla Dr., which is owned by the same owner as 163 La Jolla Dr.)

**(Review After Final of revised project continued. Action may be taken if sufficient information is provided.)**

**Approved as submitted of the Review After Final.**

**CONTINUED ITEM****D. 157 LA JOLLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-005  
Application Number: MST2013-00044  
Owner: 157 La Jolla, LLC  
Architect: Peter Becker Architect  
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new driveway and turnaround, a new 42-inch single track gate and pillars, a new 6-foot tall wood fence, and site landscaping on an existing vacant 25,000 square foot parcel in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposed driveway would provide access to the existing single-family residence at 163 La Jolla Drive.)

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

**Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code:**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, February 25, 2013.

**NEW ITEM****E. 1830 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-094-017  
Application Number: MST2013-00048  
Owner: George & Joel Stewart  
Designer: Amy Von Protz

(Proposal for minor alterations to an existing, 2,477 square foot single-family residence, located on an 8,652 square foot parcel in the Hillside Design District. The proposal includes a pair of new doors at the front entry and two pairs of French doors on the front and rear elevations, the replacement of all windows with new windows to match existing in size and location, and a new 22 square foot Juliet balcony. Also proposed is the replacement of existing hedges with mock strawberry at the front lot line and driveway. This application addresses violations identified in Zoning Information Report ZIR2012-00272. No new square footage is proposed. The project includes Staff Hearing Officer review for requested zoning modifications.)

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

**Continued indefinitely to Staff Hearing Officer and return to consent with comments:**

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and landscaping.
- 2) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 3) Study adding additional intermediate landscaping to break up ground plane from wall plane.
- 4) Provide all details, colors and materials board, and cut sheet of light fixture details.

Items on Consent Calendar were reviewed by **Brian Miller** and **Lisa James**.