



# City of Santa Barbara

## Planning Division

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

**Monday, November 5, 2012**    **David Gebhard Public Meeting Room: 630 Garden Street**    **11:00 A.M.**

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**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  
    KATHLEEN GOO, 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 and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at [www.SantaBarbaraCa.gov/sfdb](http://www.SantaBarbaraCa.gov/sfdb). 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 St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCa.gov](mailto:MBedard@SantaBarbaraCa.gov). Our 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.

**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 3308. 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, November 1, 2012, 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. 356 EL CIELITO RD**

**A-1 Zone**

Assessor's Parcel Number: 021-081-010  
Application Number: MST2011-00366  
Owner: Reichel Family 2005 Trust  
Architect: Harrison Design  
Landscape Architect: Sydney Baumgartner

(Proposal to construct a new single-family residence to replace the previous residence destroyed in the Tea Fire. Proposal includes a new 3,959 square foot, two-level single-family residence with an attached 695 square foot, three-car garage on the basement level, located on a 43,592 square foot lot in the Hillside Design District. The project includes a new swimming pool, new site retaining walls, 1,800 cubic yards of cut, and 1,000 cubic yards of fill. The proposal total of 4,654 square feet, which includes a 50% basement calculation discount, is 85% of the maximum guideline floor-to-lot area ratio (FAR).)

**(Review After Final for changes to motor court layout, retaining wall and spa locations, removal of pool equipment enclosure, minor elevation changes, and landscape and hardscape areas.)**

### **FINAL REVIEW**

#### **B. 454 LAS ALTURAS RD**

**E-1 Zone**

Assessor's Parcel Number: 019-282-012  
Application Number: MST2012-00133  
Owner: Fred and Maija Wolf, Trustees  
Designer: J. Grant Design Studio

(The proposal has been revised to result in a 151 square foot reduction to the original proposed additions. Proposal for a 394 square foot one-story and 295 square foot two-story addition to an existing 1,528 square foot two-story, single-family residence and 420 square foot attached two-car garage. The proposed total of 2,637 square feet, located on an 8,722 square foot lot in the Hillside Design District, is 79% of the maximum required floor-to-lot area ratio (FAR). The project requires compliance with Staff Hearing Officer Resolution No. 040-12.)

**(Final Approval of the project is requested. Project requires compliance with Staff Hearing Officer Resolution No. 040-12. Project was last reviewed on July 16, 2012.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 3505 LOS PINOS DR****E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-312-008  
Application Number: MST2012-00161  
Owner: Mary W. Shea Trust  
Agent: Mark Morando  
Contractor: Ron Rasmussen

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project requires compliance with Staff Hearing Officer Resolution No. 042-12.)

**(Project Design and Final Approvals of the project are requested. Project requires compliance with Staff Hearing Officer Resolution No. 042-12. Project was last reviewed on May 21, 2012.)**

**FINAL REVIEW****D. 1835 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-018  
Application Number: MST2012-00289  
Owner: Rafael and Linda Franco, Trustees

(This is a revised project description: Proposal to enclose an existing 190 square foot second level deck above the two-car garage to a bedroom on an existing two-story, 2,530 square foot single-family residence. The proposed total of 2,761 square feet, located on an 8,682 square foot lot in the appealable jurisdiction of the Coastal Zone, is 82% of the required floor-to-lot area ratio (FAR).)

**(The project was last reviewed and received Project Design Approval on October 8, 2012. Final Approval of the project is requested.)**

**CONTINUED ITEM****E. 464 BROSIAN WAY****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-031  
Application Number: MST2012-00398  
Owner: Andrew W. Osburn, MD Trust  
Applicant: Amy Von Protz

(Proposal for an interior remodel and minor façade remodel to an existing one-story, 2,599 square foot, single-family residence with an attached two-car garage, located on a 1.22 acre lot in the Hillside Design District. The proposal includes an increase to the roof height by approximately 4-feet, the addition of a clerestory element, alterations to the front entry, the replacement of windows and doors, and two new wood trellises located at the south elevation. No alterations are proposed to the existing 498 square foot accessory building.)

**(The project was last reviewed and received Project Design Approval on October 22, 2012. Final Approval of the project is requested. Action may be taken if sufficient information is provided.)**

**CONTINUED ITEM****F. 703 LITCHFIELD LN****E-1 Zone**

Assessor's Parcel Number: 041-201-004  
Application Number: MST2012-00403  
Owner: Frederic Brander  
Applicant: Robert Mehl

(Proposal to add a 360 square foot ground floor wood deck and a new 207 square foot entry on an existing 3,147 square foot single-family residence. The proposed floor-to-lot-area ratio (FAR) will be 0.253 or 79% of the maximum FAR.)

**(Action may be taken if sufficient information is provided. Project was last reviewed on October 29, 2012.)**

**NEW ITEM****G. 2038 CIELITO LN****A-1 Zone**

Assessor's Parcel Number: 021-082-025  
Application Number: MST2012-00415  
Owner: Robert Eberhardt  
Architect: Jeffery Stoutenborough

(Proposal to permit the following "as-built" alterations: add three new windows; replace windows on upper and lower level; convert 54 square feet of crawl space to floor area for interior stairs; replace front entry door; and reconstruct exterior stairs. This work will address violations called out in enforcement case ENF2012-00520.)