



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT CALENDAR** **MINUTES**

Monday, December 10, 2012 **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) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

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 - PRESENT
KATHLEEN GOO, 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. 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. 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. 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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, December 5, 2012, 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.

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. 326 N ONTARE RD

E-2/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-151-008
Application Number: MST2012-00126
Owner: Ronald Morris, Living Trust
Architect: Robert Pester

(Review after final for proposed alterations to the previously approved patios and decks. The proposal will demolish the existing 281 square foot second-level deck as originally proposed, and eliminate the previously approved 426 square foot, second-level deck, and replace it with a new second-level Juliette balcony. The proposal includes a new 289 square foot and a 128 square foot aluminum patio cover for two ground-level patios. The 8,495 square foot parcel is currently developed with an existing 2,218 square foot, two-story single-family residence with an attached two-car garage. The existing residence is 64% of the maximum floor-to-lot area ratio (FAR).)

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

Continued one week to the Consent Calendar with comments:

- 1) Elevate the height of the patio cover to a minimum of 8 feet.
- 2) Provide revised details, colors and materials.

FINAL REVIEW

B. 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.)

(Final Approval of the project is requested. The project received Project Design Approval on October 22, 2012.)

Final Approval as noted on Sheets A5.0 and L1.0 with comments:

- 1) Clay S-tiles are approved per SFRDG (page 34-C) as noted on Sheet A5.0.
- 2) Complete and reproduce the Landscape Compliance Statement on the landscape plan (L1.0).

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, December 17, 2012.

FINAL REVIEW**C. 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. The proposal will address violations identified in enforcement case ENF2012-00520.)

(Final Approval is requested. Project Design Approval was granted on December 3, 2012.)

Final Approval as noted on plans with condition that the applicant shall indicate paint color as 28 Mirage (Base 200) and use a smooth texture exterior troweled finish plaster as noted on sheet A-4.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, December 17, 2012.

PROJECT DESIGN AND FINAL REVIEW**D. 350 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-001
Application Number: MST2012-00290
Owner: Leslie Hlavicska
Architect: Hochhauser Blatter Architects

(Proposal to construct a new 1,720 square foot two-story single-family residence with an attached 447 square foot two-car carport located on a 9,392 square foot lot in the Hillside Design District. The previous residence was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,167 square feet is 62% of the maximum floor-to-lot area ratio (FAR). This is a reduced proposal from the previous 3,000 square foot residence, and 84.6% FAR, with an approval that subsequently expired.)

(Project requires compliance with Staff Hearing Officer Resolution No. 047-12. Project Design and Final Approval is requested.)

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, December 17, 2012.

NEW ITEM**E. 331 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-031
Application Number: MST2012-00454
Owner: Daniel Heckman
Architect: Craig Shallanberger

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal will rebuild the original 2,328 square foot, two-story, single-family residence and attached 412 square foot two-car garage, located within the footprint of the original residence. The proposed total of 2,740 square feet, located on a 11,674 square foot lot in the Hillside Design District, is 72% of the maximum floor-to-lot area ratio (FAR).)

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

Continued four weeks to the January 7, 2013, Consent Calendar with comments:

- 1) The proposed hardy siding is acceptable.
- 2) Provide color and materials board; i.e., roof, etc.
- 3) Show existing grade on plans and elevations.
- 4) Provide a landscape plan and irrigation plan.

NEW ITEM**F. 869 FERRELO PL****E-1 Zone**

Assessor's Parcel Number: 029-330-016
Application Number: MST2012-00459
Owner: John Tromblee Trust
Designer: Diana Kelly
Owner: John Tromblee

(Proposal for alterations to an existing two-story 2,964 square foot single-family residence with an attached two-car garage, located on a 7,553 square foot lot in the Hillside Design District. Alterations include an interior remodel to two existing bathrooms, to permit the addition of "as-built" skylights, alterations to two windows, and replacement of an existing window with new French doors and a Juliette balcony. The existing residence is 96% of the required floor-to-lot area ratio (FAR). This proposal does not include any new square footage. The proposal will address the violations outlined in ZIR2012-00254.)

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

Project Design Approval and Final Approval 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 and comments:

- 1) The 'as-built' dome skylights are acceptable and can remain.
- 2) The glass railing for the Juliette balcony is acceptable.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, December 17, 2012.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.