



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, January 14, 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 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, 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, January 10, 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.

FINAL REVIEW

A. 331 CONEJO RD

A-1 Zone

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

(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 an 11,674 square foot lot in the Hillside Design District, is 72% of the maximum floor-to-lot area ratio (FAR).

(Final Approval of architecture and landscaping requested.)

FINAL REVIEW

B. 1101 DE LA VINA ST

C-2 Zone

Assessor's Parcel Number: 039-221-016
Application Number: MST2012-00463
Owner: Ryan Mcfadden
Architect: Dylan Chappell

(Proposal to permit the 'as-built' demolition of the original covered parking and provide two new uncovered parking spaces, per the requested parking exception for a property developed with a floor-to-lot-area ratio (FAR) of less than an 80%. The proposal includes a new 105 square foot storage shed and the addition of one new window on the north elevation. The 6,572 square foot lot is currently developed with an existing one-story, 1,520 square foot, single-family residence and is 54% of the guideline floor-to-lot area ratio. The proposal will address violations identified in ZIR2012-00507.

(Final approval of architecture and landscaping requested.)

PROJECT DESIGN AND FINAL REVIEW**C. 1150 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 043-280-018
Application Number: MST2012-00483
Owner: Alta Community Invest, LLC
Architect: Steve Harrel

(Proposal for an interior and exterior remodel to an existing two-story 2,350 square foot single-family residence and a detached 320 square foot two-car garage, located on a 14,810 square foot parcel in the Hillside Design District. Alterations include a new trellis/deck addition, replacement of all windows and doors, the addition of one new window and one new door, adding shutters to the windows, and the replacement of the garage door.)

(Project Design and Final Approval requested.)

NEW ITEM**D. 14 MORADA LN****A-1 Zone**

Assessor's Parcel Number: 055-151-009
Application Number: MST2013-00010
Owner: Arthur N & Amy D Tracewell
Architect: Ted Meeder
Contractor: Walker Pools, Inc

(Proposal to permit the 'as-built' 146 square foot addition to the existing 258 square foot accessory structure, to permit the 'as-built' 221 square foot covered patio, with outdoor kitchen, and a new flagstone patio, fireplace and attached stucco seat wall. The proposal also includes the demolition of the 'as-built' carport. The one-acre parcel is currently developed with an existing one-story 1,603 square foot single-family residence. A separate application for a new pool and spa was previously approved (MST2012-00404).

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

NEW ITEM**E. 3208 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-110-007
Application Number: MST2013-00003
Owner: Bollag Family Trust
Designer: Carlos Grano

(Proposal for a new one-story 183 square foot laundry room addition to an existing two-story, 8,372 square foot single family residence with an attached 3-car garage, located on a 7-acre parcel in the Hillside Design District. The proposal is 87% of the guideline floor-to-lot area ratio (FAR).

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