



# City of Santa Barbara

## Planning Division

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

**Monday, February 4, 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 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 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 31, 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. 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  
Agent: Trish Allen, SEPPS, Inc.

(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 for revised project.)**

### **NEW ITEM**

#### **B. 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  
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new driveway and turnaround, a new 42-inch single track gate and pillars, and 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.)

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

**REFERRED BY FULL BOARD****C. 220 SALIDA DEL SOL E-3/SD-3 Zone**

Assessor's Parcel Number: 045-123-001  
Application Number: MST2012-00359  
Owner: Kirk Peacock & Pam Tanase  
Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition and 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 87% of the maximum floor-to-lot area ratio (FAR).

**(Final Approval requested. Project Design Approval was granted on January 14, 2013.)**

**CONTINUED ITEM****D. 1624 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-180-083  
Application Number: MST2012-00431  
Owner: Harrand Family Trust  
Architect: Keith Rivera

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, to permit an 'as-built' arbor located within the required interior setback, and permit an 'as-built' A/C unit and pad located within both the required front and interior setbacks. The project requires Staff Hearing officer review for requested zoning modifications.)

**(Second concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for a requested zoning modification.)**

**NEW ITEM****E. 1630 OVERLOOK LN E-1 Zone**

Assessor's Parcel Number: 015-192-009  
Application Number: MST2013-00033  
Owner: Paul E Berquist  
Architect: Keith Rivera

(Proposal to permit an 'as-built' 148 square foot sun room on the second story of an existing two-story single-family residence located on a 19,757 square foot lot. The proposal will include a partial interior remodel, an 'as-built' skylight, and address violations identified in ENF2011-00791 to include the demolition of the 'as-built' addition in front of the garage and restore the original garage to the required parking, demolition of an 'as-built' patio cover in the setback, and demolition of 'as-built' upper and lower level decks.)

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