



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, February 11, 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, February 07, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 1708 CHINO ST R-2 Zone

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel & Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal to construct a new 545 square foot second-story addition to an existing 1,091 square foot one-story single-family residence with a detached 187 square foot one-car garage, located on a 3,800 square foot lot. The proposal includes the demolition of the "as-built" 173 square foot garage addition and demolition of an "as-built" carport. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch located in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline floor-to-lot-area ratio (FAR). A similar project was approved on December 12, 2008, and subsequently expired on December 12, 2010.)

(Project requires compliance with Staff Hearing Officer Resolution No. 029-12. Project Design and Final Approval is requested.)

CONTINUED ITEM

B. 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.)

(Second Concept Review.)

CONTINUED ITEM**C. 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, 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.)

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

NEW ITEM**D. 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 REVIEW**E. 464 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-017
Application Number: MST2013-00028
Owner: Margaret & Robert Niehaus
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.)

PROJECT DESIGN REVIEW**F. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects

(Proposal to convert the existing 575 square foot two-car garage into a residential office and art room, and construct a new 480 square foot ,attached two-car garage for an existing 3,714 square foot, two-story single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project requires Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Second Concept Review. Project last reviewed on October 8, 2012. Project to comply with Reso 017-12, PC approved Amendment to Building Envelope, addendum to approved ND.)

FINAL REVIEW**G. 909 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-015
Application Number: MST2011-00353
Owner: George & Deanna Gregg Living Trust

(Revised proposal for 999 square feet of one and two-story additions to an existing 2,080 square foot two-story single-family residence, with an attached 418 square foot two-car garage, located on a 9,727 square foot lot in the Hillside Design District. The 999 square foot addition involves a new 519 square foot addition to the existing second-level, and a new 480 square foot grade level addition. A total of 290 cubic yards of grading will be balanced on site. This project will result in a three-story, 3,497 square foot single-family residence, and is 99% of the maximum required floor-to-lot area ratio (FAR). The project received Planning Commission approval for a floor area modification on August 9, 2012 (Resolution No. 012-12).

(Final Approval is requested. Project requires compliance with Planning Commission Resolution No. 012-12. The project received PDA by SFDB on August 27, 2012.)