



# City of Santa Barbara

## Planning Division

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

**Monday, March 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](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, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@SantaBarbaraCA.gov). Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates. **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 Street, during normal**

**business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**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, March 7, 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.

### **FINAL REVIEW**

#### **A. 3103 ARGONNE CIR**

**E-3/SD-2 Zone**

Assessor's Parcel Number: 053-262-005  
Application Number: MST2012-00492  
Owner: Ralph Hyatt III Irrevocable Trust  
Architect: Lori Kari

(Proposal for an interior remodel and construction of a 688 square foot one-story addition to an existing one-story, 1,124 square foot single-family residence with a detached 376 square foot two-car garage, located on an 8,920 square foot parcel. The proposal includes construction of a new one-story 276 square foot accessory addition to the rear of the existing detached garage, and a new 184 square foot ground level deck. The proposed 2,464 square foot total is 72% of the maximum floor-to-lot area ratio (FAR).)

**(Final Approval of project is requested.)**

### **REVIEW AFTER FINAL**

#### **B. 272 EL CIELITO RD**

**A-1 Zone**

Assessor's Parcel Number: 021-084-003  
Application Number: MST2009-00143  
Owner: Santandrea Family Trust

(Proposal to rebuild a 5,453 square foot two-story single family residence and attached 693 square foot three-car garage and 1,182 square feet of covered porches that were destroyed in the Tea Fire. The proposed total of 6,146 square feet on the 3 acre lot in the Hillside Design District is 59% of the maximum guideline floor to lot area ratio.)

**(Review After Final to add wrought iron protective railings located at a few of the existing French doors.)**

**FINAL REVIEW****C. 1512 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-012  
 Application Number: MST2012-00328  
 Owner: William Russ  
 Designer: Robert Paul Design  
 Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

**(Final Approval of details and landscaping conditions.)**

**REFERRED BY FULL BOARD****D. 1330 SAN JULIAN PL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-143-008  
 Application Number: MST2012-00408  
 Owner: Janice & Robert Kopf Trust  
 Architect: James Zimmerman

(Proposal for a 97 square foot first floor addition and a 437 square second-floor addition to an existing one-story, 1,960 square foot, single-family residence, including an attached two-car garage. The proposal includes remodeling the existing garage and adding a new 192 square foot roof patio. The proposed project total of 2,490 square feet, located on a on a 6,534 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 88% of the maximum floor-to-lot area ratio (FAR). The project requires Staff Hearing officer review for requested zoning modifications.)

**(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-13. The project was last reviewed by SFDB on December 17, 2012.)**

**NEW ITEM****E. 3119 LUCINDA LN****E-3 Zone**

Assessor's Parcel Number: 055-193-011  
 Application Number: MST2013-00081  
 Owner: Christian Snowden  
 Designer: Victor Padilla

(Proposal for exterior alterations to an existing two-story 1,928 square foot single family residence located on a 6,500 square foot lot. The proposal includes the demolition of the "as-built" deck and stairs off of the existing dining room and construction of a new 252 square foot wood deck and stairs. The original permit included a 50 square foot balcony. The proposal also includes construction of a new 72 square foot wood deck at the existing master bedroom, replacement of an existing 8-foot sliding glass door, and adding a new 6-foot sliding glass door.)

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

**NEW ITEM****F. 2251 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-015  
Application Number: MST2013-00084  
Owner: Joseph & Bridgid Costa  
Architect: Peter Becker Architect

(Proposal to replace windows and doors on an existing one-story single-family residence located on a 27,429 square foot parcel in the Hillside Design District. The proposal includes alterations to replace two small windows for one large window, and demolish an existing trellis.)

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

**FINAL REVIEW****G. 305 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-022  
Application Number: MST2010-00086  
Owner: Sillers Elizabeth  
Applicant: Taylor Tatman  
Contractor: Ben Tatman  
Architect: Richard Redmond

(Proposal to rebuild a 900 square foot one-story house destroyed in the Tea Fire. Proposed is a 2,261 square foot two-story single-family residence and attached 476 square foot two-car garage. The existing 407 square foot detached garage will be demolished. The proposed total of 2,737 square feet on the 11,889 square foot lot in Hillside Design District is 69% of the maximum floor to lot area ratio.)

**(Final Approval of new site landscape plan.)**