



# City of Santa Barbara

## Planning Division

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

**Monday, March 25, 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.m. 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 21, 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.

## **PROJECT DESIGN AND FINAL REVIEW**

### **A. 920 CAMINO VIEJO RD**

**A-2 Zone**

Assessor's Parcel Number: 015-060-047  
 Application Number: MST2012-00364  
 Owner: Marc & Mara Dworsky Living Trust  
 Architect: Bildsten + Sherwin Design Studio

(This is a revised project description: Proposal for construction of a new 3,010 square foot patio to include a pool and spa, an exterior barbeque counter and dining area, and a new 820 square foot accessory space to be constructed beneath the new patio. The parcel is currently developed with an existing 3,578 square foot single-family residence, and an attached 463 square foot two-car garage. The 820 square foot accessory space includes a 500 square foot art studio with a half bath, and a 320 square foot storage area. Also proposed are two uncovered, screened, guest parking spaces to be located next to the existing garage. A total of 44 cubic yards of cut and fill grading is proposed. The proposed total of 4,861 square feet, located on a 1.15 acre lot, is 96% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design and Final Approval of project is requested. Project requires compliance with Staff Hearing officer Resolution No. 001-13.)**

## **NEW ITEM**

### **B. 442 TERRACE RD**

**E-3 Zone**

Assessor's Parcel Number: 035-191-029  
 Application Number: MST2013-00106  
 Owner: Janet S Zengel  
 Architect: Tracy Burnell

(Proposal to construct a new 76 square foot second floor addition to an existing 1,435 square foot single-family residence with an attached 448 square foot two-car garage, located on a 10,000 square foot lot in the Hillside Design District. The proposal includes an interior remodel and new skylight. The proposed total of 1,511 square feet is 41% of the required floor-to-lot area ratio (FAR).)

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

**FINAL REVIEW****C. 3103 ARGONNE CIR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-262-005  
Application Number: MST2012-00492  
Owner: Ralph Hyatt 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 landscaping plan is requested.)**