



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 17, 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, 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. 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. 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, June 13, 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 REVIEW

A. 1708 LOMA ST R-2 Zone

Assessor's Parcel Number: 027-152-026
Application Number: MST2013-00163
Owner: Neil Craffey

(Proposal to construct a new 81 square foot one-story addition to an existing 1,220 square foot one-story single-family residence with an existing detached one-car garage, located on a 5,000 square foot lot in the Hillside Design District. The proposal also includes a new covered entrance, replacement of all windows, window and door alterations on the south elevation, structural alterations to the existing garage to include reducing the height of the roof, reducing the height and area of the existing deck and replacement of guardrails for the existing deck above the garage, and the proposal to remove two existing trees in the remaining front yard. The proposal will address violations identified in ZIR2002-00750 which includes removing the 'as-built' shed in the rear yard. The proposed total of 1,553 square feet is 64% of the guideline floor-to-lot area ratio (FAR).)

(Project Design Approval requested.)

NEW ITEM

B. 1120 GARCIA RD E-1 Zone

Assessor's Parcel Number: 029-283-001
Application Number: MST2013-00225
Owner: Thomas Dean Craveiro
Agent: Morando Design

(Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,682 square feet is 96% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for requested zoning modifications.)

NEW ITEM**C. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013

Application Number: MST2013-00243

Owner: Patrick A. Thiele

Architect: Steve Hausz

(Proposal for a total of 87 square feet of one story additions to the existing 2,533 square foot, two-story single-family residence and detached 467 square foot two-car garage. The proposal includes a 68 square foot new laundry room addition, and 19 square foot addition to the existing 467 square foot garage, to connect the existing residence to the existing detached two-car garage. The proposal includes door and window alterations, removal of a small area of paving to create a new landscape area, replacing the existing roof with a new two-piece clay tile roof, and new copper gutters and downspouts. The proposed total of 3,087 square feet, located on a 28,745 square foot lot in the Hillside Design District, is 65% of the guideline floor-to-lot area ratio (FAR).)

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