



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 12, 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, August 8, 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.

REVIEW AFTER FINAL

A. 616 E VALERIO ST

R-2 Zone

Assessor's Parcel Number: 027-270-003
Application Number: MST2013-00030
Owner: Catherine Edwardson
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Review After Final to remove the exterior stairs at the laundry room, to increase the size of the rear deck and add a new set of exterior stairs, relocate an existing gate, revised doors on the south elevation, revised guard rails and surface decking material, revised bay window on the east elevation, and revised roof color.)

REVIEW AFTER FINAL

B. 1701 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-009
Application Number: MST2005-00017
Owner: King Heirs, LLC
Owner: The Mesa At Santa Barbara, LLC
Agent: Brent Daniels
Architect: Zehren And Associates

(See MST2003-00227 for master case. Proposal to construct a 4,517 square foot single family residence at 1701 La Vista Del Oceano (Lot 1) with a 681 square foot two-car garage on a 16,370 square foot lot in The Hillside Design District.)

(Review After Final for a revised pool configuration and associated hardscape and landscape.)

FINAL REVIEW**C. 1820 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 027-041-016
Application Number: MST2013-00127
Owner: Graham M Lyons
Architect: Kent Mixon

(Proposal to construct 88 square feet of one-story additions and exterior alterations to an existing, 4,282 square foot, two-story, single-family residence, including an attached three-car garage, resulting in a proposed residential total of 4,370 square feet. The proposal includes replacement of all windows, addition of new dormer roofs, and an 82 square foot deck addition. The proposed residential development of 5,266 square feet, which includes a detached 1,198 square foot pool cabana structure, and associated site storage area, located on a 27,817 square foot lot, is 110% of the guideline floor-to-lot area ratio (FAR). The proposal will address zoning violations identified in enforcement case ENF2012-00332.)

(Final Approval requested.)

PROJECT DESIGN AND FINAL REVIEW**D. 165 CEDAR LN E-1 Zone**

Assessor's Parcel Number: 015-083-003
Application Number: MST2013-00012
Owner: Paul H Tucker
Architect: David Mendro

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with the Staff Hearing Officer Resoution No. 015-13.)

PROJECT DESIGN AND FINAL REVIEW**E. 1517 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-007
Application Number: MST2013-00219
Owner: Leatherman Family Trust
Applicant: Amy Von Protz

(Proposal to expand an existing 95 square foot second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot second-story deck is located at the rear of the existing 1,588 square foot, two-story single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone.)

(Project Design and Final Approval requested.)

NEW ITEM**F. 2947 SERENA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-201-036

Application Number: MST2013-00327

Owner: Forrest & Priscilla Mori

Applicant: Ubaldo Diaz

(Proposal for an interior remodel and façade alterations for an existing, two-story, single-family residence located on a 6,098 square foot lot. Alterations include a new front porch with a gable roof, new doors and windows, replacement of existing doors and windows, new low garden walls, stone patio, and site landscaping.)

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