



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, August 19, 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 15, 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. 1703 LA VISTA DEL OCEANO DR E-1 Zone

Assessor's Parcel Number: 035-480-059
 Application Number: MST2005-00018
 Owner: La Vista Oceano Mesa Venture, LLC
 Agent: Brent Daniels
 Architect: Zehren and Associates
 Landscape Architect: Arcadia Studio

(Proposal to construct a 4,484 square foot, single-family residence, with a 713 square foot, two-car garage, located on a 43,738 square foot lot in the Hillside Design District. This is lot two (2) of the subdivision approved under master application MST2003-00227.)

(Review After Final for a new pool, revised site landscaping, hardscape, and site retaining walls.)

REFERRED BY FULL BOARD

B. 527 LA MARINA DR E-3 Zone

Assessor's Parcel Number: 035-211-013
 Application Number: MST2013-00111
 Owner: Paul J Rubel
 Designer: Theo Bessin

(Proposal to construct a new, 565 square foot, second-story addition above the existing garage and a new, 105 square foot, first-story addition to an existing, one-story, 1,835 square foot single-family residence, with an attached, 400 square foot, two-car garage. The proposal includes a new, 202 square foot, second-level deck, replacement of an existing, first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,905 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

PROJECT DESIGN REVIEW**C. 1315 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-017
Application Number: MST2013-00209
Owner: Carol Crow Ostroff Trust
Architect: Eric Swenumson

(Proposal to permit 'as-built' alterations and additions to an existing two-story, 2,739 square foot single-family residence, located on a 13,277 square foot lot in the Hillside Design District. The proposal will permit the 'as-built' conversion of an existing, 324 square foot, detached accessory room into a new bedroom and the proposed 41 square foot addition to connect the existing detached accessory space to the main residence. The proposed total of 3,104 square feet is 75% of the required floor-to-lot area ratio. The project includes Staff Hearing Officer review for requested zoning modifications. The project will address violations identified within ENF2013-00398.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 042-13.)

CONTINUED ITEM**D. 1252 DE LA GUERRA RD****E-3 Zone**

Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H Howes
Architect: Kathy Hancock

(Revised proposal to construct a 135 square foot addition to convert the existing 280 square foot carport into a 415 square foot two-car garage. The existing 6,384 square foot parcel located within the Hillside Design District, is currently developed with a 1,151 square foot two-story single-family residence. The proposal includes new site fencing and Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

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

NEW ITEM**E. 521 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-009
Application Number: MST2013-00332
Owner: Reh Property, LLC
Applicant: Solforce

(Proposal to install a 9.045 kW rooftop solar photovoltaic system on an existing, 751 square foot, two-story, single-family residence. Also proposed is to replace the existing 100 amp meter main panel with a new 150 amp meter main panel in the same location. The parcel is currently under construction for a new single-family residence under BLD2012-00553.)

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

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.)

NEW ITEM**G. 711 PALERMO DR****E-3 Zone**

Assessor's Parcel Number: 049-282-003
Application Number: MST2013-00334
Owner: Erik Forkalsrud
Landscape Architect: Carol Gross

(Proposal to permit the 'as-built' demolition of an existing retaining wall and site grading, and permit the construction of a new, 105-linear foot, 5-foot 10-inch tall, CMU retaining wall, with a 42-inch guard rail, and a new 40-linear foot, 3-foot 6-inch tall dry-stack, gravity boulder wall. The proposal includes a 1,265 square foot concrete patio, and a total of 40 cubic yards of grading. The existing 11,700 square foot lot is developed with a two-story single-family residence. The proposal will address violations identified in ENF2013-00896.)

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