



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, February 4, 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) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
SUSAN GANTZ, Planning Technician - PRESENT
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 and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at www.SantaBarbaraCa.gov/SFDB. 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 St., during normal business hours. If you have any questions or wish to review the plans, please contact Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@santabarbaraca.gov. Our 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.

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. 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, January 30, 2013, the 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. 163 LA JOLLA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Chevy Lane Holdings, LLC
Architect: Peter Becker
Agent: Trish Allen, SEPPS, Inc.

(Revised project for alterations to the existing 1,265 square foot one-story single-family residence with an attached 411 square foot two-car garage located on a 23,522 square foot lot in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The revised proposal eliminates the previously approved 914 square foot one-story addition. The proposed alterations include a 15 square foot one-story addition for a laundry closet, alterations to the roof forms which including adding dormer roofs at the dining and living rooms and raising the ceiling height in the living room, replace all doors and windows with new, and a new asphalt shake roof. Other site alterations include a new 6-foot tall wood fence along the front yard of the property, a new flagstone pedestrian pathway, landscaping alterations, and a change to the driveway configuration. A portion of the new driveway, the new 42-inch tall pillars, and landscaping alterations are proposed to be located on the adjacent vacant property at 157 La Jolla Dr., which is owned by the same owner as 163 La Jolla Dr.)

(Review After Final for revised project.)

Public Comment: Karen Bucharan, Tony Craddick.

Continued one week to Consent with comments:

1) Provide site plan showing adjacent parcel structures and photos.

NEW ITEM

B. 157 LA JOLLA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 041-362-005
Application Number: MST2013-00044
Owner: 157 La Jolla, LLC
Architect: Peter Becker
Agent: Trish Allen, SEPPS, Inc.

(Proposal for a new driveway and turnaround, a new 42-inch single track gate and pillars, and landscaping on an existing vacant 25,000 square foot parcel in the Hillside Design District and within the appealable jurisdiction of the Coastal Zone. The proposed driveway would provide access to the existing single-family residence at 163 La Jolla Drive.)

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

Public comment: Tony Craddock.

Continued one week to Consent with comments:

1) Provide site plan showing adjacent parcel structures and photos.

REFERRED BY FULL BOARD**C. 220 SALIDA DEL SOL****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-123-001
Application Number: MST2012-00359
Owner: Kirk Peacock & Pam Tanase
Architect: Tom Ochsner

(Proposal to construct a new 300 square foot one-story addition and 556 square foot two-story addition to an existing 1,599 square foot single-family residence, and an attached 441 square foot two-car garage. The proposed total of 2,896 square feet, located on an 8,524 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 87% of the maximum floor-to-lot area ratio (FAR).

(Final Approval requested. Project Design Approval was granted on January 14, 2013.)

Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

- 1) The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood.
- 2) The Board supports the color selection.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, February 11, 2013.

CONTINUED ITEM**D. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2012-00431
Owner: Harrand Family Trust
Architect: Keith Rivera

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, to permit an 'as-built' arbor located within the required interior setback, and permit an 'as-built' A/C unit and pad located within both the required front and interior setbacks. The project requires Staff Hearing officer review for requested zoning modifications.)

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing officer review for a requested zoning modification.)

Public comment: Ilan and Barbara Levi.

Continued Indefinitely to Staff Hearing Officer with comments:

- 1) The Board supports the windows and trellis.
- 2) Suggested vines for the trellis are pandoria jasminoides or hardenbergia violacea.

NEW ITEM**E. 1630 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-192-009
Application Number: MST2013-00033
Owner: Paul E Berquist
Architect: Keith Rivera

(Proposal to permit an 'as-built' 148 square foot sun room on the second story of an existing two-story single-family residence located on a 19,757 square foot lot. The proposal will include a partial interior remodel, an 'as-built' skylight, and address violations identified in ENF2011-00791 to include the demolition of the 'as-built' addition in front of the garage and restore the original garage to the required parking, demolition of an 'as-built' patio cover in the setback, and demolition of 'as-built' upper and lower level decks.)

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

Project Design Approval and Final Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

- 1) Quality of the structure is being improved due to the garage restoration.
- 2) The removal of the upper level backyard deck enhances the quality of the existing structure.
- 3) The unpermitted sun room addition to remain does not conflict with the original style or aesthetics of the existing house and is therefore supportable.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, February 11, 2013.

Items on Consent Calendar were reviewed by **Brian Miller** and **Lisa James**.