



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, March 18, 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
MICHELLE BEDARD, 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) 564-5477. 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 14, 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. 80 CHASE DR

E-1 Zone

Assessor's Parcel Number: 015-020-005
Application Number: MST2012-00461
Owner: Hari & Mina Mahadevan
Architect: Shubin & Donaldson

(Proposal for a remodel to an existing one-story, 2,739 square foot, single-family residence, located on a 21,780 square foot lot in the Hillside Design District. The proposal includes the demolition of 2,340 square feet of existing ground level concrete decks to be replaced with a new 943 square foot wood deck, spa, and fire pit in the remaining front yard, and a new 851 square foot wood deck at the rear of the residence. Other alterations include the replacement of windows, doors, and exterior stairs, a new chimney, HVAC unit, spa equipment, fencing and gates, and new planters. The proposal includes the removal and replacement of one tree. Parking is provided by an existing 416 square foot detached two-car garage to remain. The floor-to-lot area ratio for the existing residence and garage is 67%.)

(Review After Final for window and door alterations, and alterations to deck configuration and railing materials.)

Final Approval as submitted of Review After Final.

- 1) The quality of materials is consistent with the style of the house.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW

B. 1035 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-004
Application Number: MST2012-00344
Owner: Peter Sadowski & Denise Decker
Landscape Architect: Sam Maphis

(Proposal to construct two 5-foot tall driveway gates and one 5.5-foot tall pedestrian gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The proposal includes Staff Hearing officer review for a requested zoning modification to allow the gates to exceed the maximum 3.5-foot height within the 10-foot setback.)

(Project requires compliance with Staff Hearing officer Resolution No. 007-13.)

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, with comments:

- 1) The style is consistent with the quality of the neighborhood and with the style of the existing house and other homes in the area with gates.

The ten-day appeal period was announced.

FINAL REVIEW**C. 415 ALAN RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-024
Application Number: MST2012-00362
Owner: Seybold Trust
Architect: Christine Pierron

(Proposal to construct a new one-story, 2,500 square foot single-family residence with an attached two-car garage, located on a 14,601 square foot vacant lot in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes new site fences, walls, and retaining walls, and a total of 800 cubic yards of grading to be balanced on site. The proposed total of 2,500 square feet is 58% of the required floor-to-lot area ratio (FAR). This is a new parcel created as part of a recent subdivision application (MST2009-00083) approved by City Council on February 14, 2012. A separate application (MST2012-00268) was recently approved for alterations to the existing single-family residence.)

(Final Approval is requested.)

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM**D. 415 ALAN RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-024
Application Number: MST2013-00096
Owner: Seybold Trust
Architect: Christine Pierron

(Proposal to construct a new 293 square foot one-story bedroom addition to an existing 3,580 square foot two-story single-family residence, located on a 1.03 acre parcel in the Non-Appealable Jurisdiction of the Coastal Zone. The proposal includes 10 cubic yards of grading and a new 6-foot tall plaster wall adjacent to the proposed new bedroom addition. The proposal is 92% of the guideline floor-to-lot area ratio (FAR). Alterations to the existing residence, garage, and detached accessory structure were reviewed under a previous application (MST2012-00268).)

(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, with comments:

- 1) The quality of materials is consistent with the style of the house, and the addition of the site wall improves the overall appearance of the house and strengthens the sense of the front entry.

The ten-day appeal period was announced.

NEW ITEM**E. 41 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 019-360-006
Application Number: MST2013-00094
Owner: El Cielito Road Trust
Architect: Wade Davis Design

(Proposal to permit the construction of two "as-built" wood driveway entry gates and stone veneer pillars, at a maximum of 8-feet in height. The 1.5 acre parcel is currently developed with an existing single-family residence. No other site alterations are proposed. The proposal will address violation identified in ZIR2012-00038.)

(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, with comments:

- 1) The gate is consistent with the quality of the neighborhood and matches the character of the existing gate next door.

The ten-day appeal period was announced.

REVIEW AFTER FINAL**F. 1706 LA VISTA DEL OCEANO LN****E-1 Zone**

Assessor's Parcel Number: 035-480-062
Application Number: MST2005-00021
Owner: Vista Oceano La Mesa Venture, LLC
Architect: Zehren and Associates

(Proposal for revisions to the previously approved project which result in a net addition of 370 square feet and approximately 180 square foot second level deck addition. The original project, which is currently under construction, is a new 3,525 square foot two-story, single-family residence with an attached 742 square foot garage located on a 45,064 square foot vacant lot in the Hillside Design District. The revised proposal results in a total of 4,637 square feet, and is 93% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for alterations to the pool size and configuration, associated hardscape, landscaping and irrigation.)

Final Approval as submitted of Review After Final.

The ten-day appeal period was announced.

FINAL REVIEW**G. 1512 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-181-012
Application Number: MST2012-00328
Owner: William Russ
Designer: Robert Paul Design
Designer: Acanthus Design

(Proposal to demolish the existing 1,360 square foot, two-story single-family residence, the 220 square foot garage, and accessory buildings; and construct a new 2,208 square foot two-story single-family residence, and a new 430 square foot two-car detached garage. The proposal includes 781 square feet of second-story decks, a 90 square foot roof deck, and an 8-foot tall site wall. One palm tree is proposed to be relocated; all other existing trees are proposed to remain. The proposed total of 2,638 square feet, located on a 7,864 square foot parcel in the non-appealable jurisdiction of the Coastal Zone, is 84% of the maximum floor-to-lot area ratio (FAR). The proposal will address violations identified in ZIR2011-00414.)

(Final Approval of landscaping is requested.)

Final Approval as noted on Sheet L-4.0.

The ten-day appeal period was announced.

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