



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, April 15, 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) 564-5470. 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, 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. 1702 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-480-061
Application Number: MST2005-00020
Owner: Vista Oceano La Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren and Associates
Landscape Architect: Arcadia Studio

(Proposal for revisions to the previously approved project to include enclosing a 400 square foot covered porch into a new family room, adding a new fire place and chimney, adding four new high windows and a new skylight. The original project, which is currently under construction, is a new 4,281 square foot, two-story, single-family residence, with an attached 443 square foot two-car garage and a detached 251 square foot one-car garage, located on a 45,143 square foot lot in the Hillside Design District. The revised proposals results in a total of 5,375 square feet and is 108% of the guideline floor-to-lot area ratio (FAR).)

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

A letter of expressed concerns from Paula Westbury was acknowledged.

Ilan Levi, 1616 La Vista del Oceano, attended to review the changes proposed.

Continued one week to Consent with comments:

- 1) Call out the finished grade and tops of wall heights at the pool and pool equipment.
- 2) The landscaping is acceptable as proposed.

PROJECT DESIGN AND FINAL REVIEW

B. 80 SKYLINE CIR

E-1 Zone

Assessor's Parcel Number: 041-151-003
Application Number: MST2012-00206
Owner: Andrew T Lee
Designer: Ronald Hubbard, Design

(Proposal for a 252 square foot one-story addition to an existing 1,336 square foot one-story, single-family residence and an attached one-car garage, located on a 7,405 square foot lot in the Hillside Design District. The alterations include converting the existing breezeway to a new enclosed entry addition and a new dining room addition, and alterations to the existing roofline. The proposal includes reducing the existing "as-built" deck to a 2-by 8-foot Juliet style balcony. The proposed total of 1,588 square feet is 53% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications and will address the violations identified in ZIR2011-00290.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 025-12.)

A letter of expressed concerns from Paula Westbury was acknowledged.

Project Design Approval and Final Approval as noted 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) Include a hedge (with a maximum height of 8 feet) along the railroad-tie low-wall adjacent to the driveway and open yard separation.

The ten-day appeal period was announced.

PROJECT DESIGN AND FINAL REVIEW

C. 1830 OVERLOOK LN

E-1 Zone

Assessor's Parcel Number: 015-094-017
Application Number: MST2013-00048
Owner: George & Joel Stewart
Designer: Amy Von Protz

(Proposal for minor alterations to an existing, 2,477 square foot single-family residence, located on an 8,652 square foot parcel in the Hillside Design District. The proposal includes a pair of new doors at the front entry and two pairs of French doors on the front and rear elevations, the replacement of all windows with new windows to match existing in size and location, and a new 22 square foot Juliet balcony. This application addresses violations identified in Zoning Information Report ZIR2012-00272. No new square footage is proposed. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 017-13.)

A letter of expressed concerns from Paula Westbury was acknowledged.

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 conditions:

- 1) Show the s-scroll balcony detail.
- 2) The Board finds the site landscaping, colors and materials, and light fixtures to be acceptable as indicated.

The ten-day appeal period was announced.

NEW ITEM**D. 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.)

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

A letter of expressed concerns from Paula Westbury was acknowledged.

Project Design 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 and continued indefinitely to Consent with comments:

- 1) Return with details, colors and materials.
- 2) The Board suggests adding one to two trees in either the parkway or the planter along the driveway. Discuss appropriate tree species with the Parks Division.
- 3) Address cursory plan check comments with the next submittal.

The ten-day appeal period was announced.

NEW ITEM**E. 1931 EUCALYPTUS HILL RD****A-2 Zone**

Assessor's Parcel Number: 015-040-031
 Application Number: MST2013-00136
 Owner: Thomas C Parrish
 Architect: Scott Branch

(Proposal to construct a 19 square foot one-story addition to an existing 2,493 square foot two-story single-family residence, with an attached two-car garage, located on a 1.2 acre lot in the Hillside Design District. The proposal includes a 91 square foot interior remodel, and door and window alterations. The proposed total of 2,512 square feet is 50% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)

A letter of expressed concerns from Paula Westbury was acknowledged.

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 conditions:

- 1) Specify the building colors to replace "to match existing" language on plans.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.