



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, December 17, 2012

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

KATHLEEN GOO, 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, extension 3308. 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, December 13, 2012, 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. 326 N ONTARE RD

E-2/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-151-008
Application Number: MST2012-00126
Owner: Ronald Morris Living Trust
Architect: Robert Pester
Applicant: Neal Silverman

(Review after final for proposed alterations to the previously approved patios and decks. The proposal will demolish the existing 281 square foot second-level deck as originally proposed, and eliminate the previously approved 426 square foot, second-level deck, and replace it with a new second-level Juliette balcony. The proposal includes a new 289 square foot and a 128 square foot aluminum patio cover for two ground-level patios. The 8,495 square foot parcel is currently developed with an existing 2,218 square foot, two-story single-family residence with an attached two-car garage. The existing residence is 64% of the maximum floor-to-lot area ratio (FAR).)

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

REVIEW AFTER FINAL

B. 1202 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-214-011
Application Number: MST2011-00114
Owner: Donna B. Sheppel, Trustee
Architect: Tom Ochsner

(Proposal for a complete façade remodel and the construction of a 340 square foot first-floor addition, and a 560 square foot second-story addition to an existing one-story, 990 square foot, single-family residence with an attached 530 square foot two-car garage. The proposal includes the demolition of the existing 530 square foot garage and construction of a new attached 400 square foot two-car garage. The proposal will result in a 2,290 square foot, two-story, single family residence, located on a 6,098 square foot lot in the appealable jurisdiction of the Coastal Zone, and is 85% of the maximum required floor-to-lot-area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit (CDP) and requested zoning modifications.)

(Review After Final for new site walls and vehicular gate, new stone veneer on residence, new skylights, and revised deck materials.)

FINAL REVIEW**C. 103 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-061
Application Number: MST2011-00261
Owner: JWM Revocable Trust
Architect: Bill Wolf
Landscape Architect: Charles McClure

(This is a revised project description. Proposal to construct a new one-story 3,510 square foot single-family residence and a 504 square foot attached two-car garage on a 42,123 square foot vacant lot located in the Hillside Design District. The proposal includes a new 496 square foot detached accessory structure. The proposed total of 4,510 square feet is 91% of the guideline floor-to-lot area ratio (FAR). A total of 1,097 cubic yards of grading is proposed, which includes 232 cubic yards of cut and 99 cubic yards of fill under the building footprint and 463 cubic yards of cut and 303 cubic yards of fill on the site. Two trees are proposed to be removed. This parcel was created as a result of a nine-lot subdivision which was approved by the Planning Commission on April 28, 2005. Project requires compliance with Planning Commission Resolution No. 032-05.)

(Final Approval is requested. The project requires compliance with Tier 3 Storm Water Management Program prior to granting Final Approval.)

FINAL REVIEW**D. 327 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-026
Application Number: MST2011-00285
Owner: Richard Eric Williams
Applicant: Richard Williams
Designer: Irontown Housing, Inc.
Engineer: Taylor & S. Consulting Engineers, Inc.
Contractor: Irontown Housing, Inc.

(This is a revised project description. Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,126 square foot two-story single-family residence of modular construction and a 489 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,615 square feet on the 9,464 square foot lot in the Hillside Design District is 74% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW**E. 1833 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-073-001
Application Number: MST2012-00418
Applicant: Amy Von Protz
Architect: Valerie Wersinger
Owner: Sarah and Charles Genuardi

(Proposal for the remodel of an existing one-story, 1,932 square foot, single-family residence with an attached 391square foot garage located on a 12,197 square foot lot in the Hillside Design District. The remodel includes replacing existing doors and windows, siding repair, replacing the existing wood deck in rear yard with a new concrete paver patio, a new wood slat fence around the existing master bath patio, and a re-roof. The project requires Staff Hearing Officer review for requested zoning modifications for alterations within the required setbacks. This project will address violations identified in ZIR2012-00190. The existing 2,323 square foot residence is 58% of the guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approval is requested. The project requires compliance with Staff Hearing Officer Resolution No. 053-12.)

NEW ITEM**F. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026
Application Number: MST2012-00474
Owner: Donald and Mary Parrett
Designer: Amy Von Protz
Contractor: New Haven Builders

(Proposal for exterior alterations and a minor interior remodel to an existing two-story single-family residence, located on a 8,634 square foot lot in the Hillside Design District. Exterior alterations include a new roof element over an existing second-level deck, replacement of exterior siding materials, window and door alterations, and alterations to existing exterior stairs.)

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