



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT MINUTES**

Monday, November 26, 2012

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*

FRED SWEENEY, *Vice-Chair* – Present

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

SUSAN GANTZ, PLANNING TECHNICIAN – Present

GABRIELA FELICIANO, Commission Secretary – Recorder

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. 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 Kathy Allen at (805) 564-5470, extension 2685, 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 Tuesday, November 20, 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.

FINAL REVIEW

A. 464 BROSIAN WAY

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-031
Application Number: MST2012-00398
Owner: Andrew W. Osburn MD Trust
Applicant: Amy Von Protz

(Proposal for an interior remodel and minor façade remodel to an existing one-story, 2,599 square foot, single-family residence with an attached two-car garage, located on a 1.22 acre lot in the Hillside Design District. The proposal includes an increase to the roof height by approximately 4-feet, the addition of a clerestory element, alterations to the front entry, the replacement of windows and doors, and two new wood trellises located at the south elevation. No alterations are proposed to the existing 498 square foot accessory building.)

(Final Approval of the project is requested. The project received Project Design Approval on October 22, 2012.)

Postponed two weeks at the applicant's request.

PROJECT DESIGN AND FINAL REVIEW

B. 50 RUBIO RD

E-1 Zone

Assessor's Parcel Number: 029-330-009
Application Number: MST2012-00326
Owner: Kenneth F. Tompetrini and Susan L. Allen
Architect: James Zimmerman

(Proposal to permit 100 linear feet of an "as-built" site wall varying from 6'-0" to 7'-6" in height, located on a 12,197 square foot lot in the Hillside Design District is currently developed with an existing single-family residence to remain. Approximately 32 feet of the wall, is located within less than five feet of an existing retaining wall, and the cumulative height will exceed the maximum allowable of eight feet. The project includes Staff Hearing Officer review for a requested zoning modification. The project will address violations identified in enforcement case ENF2012-00252.)

(Project requires compliance with Staff Hearing Officer Resolution No. 048-12. Project Design approval is requested.)

Project Design Approval and 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.

NEW ITEM**C. 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: Jonathan Villegas

(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.)

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

Public Comment by Ilan Levi.

Continued indefinitely to the Consent Calendar with the following comments:

- 1) The A/C screening is acceptable.
- 2) Submit revised plans showing the direction of the window swing.
- 3) Show walkway and grade details on the plans.
- 4) Call out the retaining wall height.
- 5) Show landscaping around the proposed trellis.
- 6) Provide more photos taken from the vantage point of the proposed trellis.

NEW ITEM**D. 811 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-050-033
Application Number: MST2012-00448
Owner: Amy Lynn Meyer
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30' x 12' pool and spa. The existing 1.22 acre lot located within the Hillside Design District is currently developed with an existing single-family residence. The proposal involves approximately 50 cubic yards of grading to be balanced on site. New associated pool hardscape to be completed under a separate future permit.)

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

Continued one week to the Consent Calendar with the following comments:

- 1) Show all streets, roads, and driveway to the site.
- 2) Provide a section through the swimming pool.
- 3) Show intended grades.
- 4) Show the future decks on the plan.
- 5) Indicate location of pool fence and gates on the plan.
- 6) Show how the area will be landscaped and hardscaped.
- 7) Call out how the excavated soil will be balanced on site.
- 8) Call out pool equipment and show how it will be screened from view.

NEW ITEM**E. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00449
Owner: Allison Armour
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30' x 15' foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) is currently under review for alterations to the existing residence.)

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

Continued one week with the following comments:

- 1) Show all streets, roads, and driveway to the site.
- 2) Provide a section through the swimming pool.
- 3) Show the existing wall's slope differential.
- 4) Show landscaping around the pool.
- 5) Show the pool fence enclosure.
- 6) Call out pool equipment and show how it will be screened from view.
- 7) Indicate on the plan how the excavated dirt will be disposed of.

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