



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, January 7, 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)
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
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, 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 19, 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.

CONTINUED ITEM

A. 331 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-031
Application Number: MST2012-00454
Owner: Daniel Heckman
Architect: Craig Shallenberger

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal will rebuild the original 2,328 square foot, two-story, single-family residence and attached 412 square foot two-car garage, located within the footprint of the original residence. The proposed total of 2,740 square feet, located on a 11,674 square foot lot in the Hillside Design District, is 72% of the maximum floor-to-lot area ratio (FAR).)

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

NEW ITEM

B. 1150 BEL AIR DR

E-1 Zone

Assessor's Parcel Number: 043-280-018
Application Number: MST2012-00483
Architect: Steve Harrel
Owner: Alta Community Invest, LLC

(Proposal for an interior and exterior remodel to an existing two-story 2,350 square foot single-family residence and a detached 320 square foot two-car garage, located on a 14,810 square foot parcel in the Hillside Design District. Alterations include a new trellis/deck addition, replacement of all windows and doors, the addition of one new window and one new door, adding shutters to the windows, and the replacement of the garage door.)

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

NEW ITEM**C. 1661 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-040
Application Number: MST2012-00489
Owner: Snowden Family Trust
Architect: Robert Klammer
Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing one-story 2,462 square foot single-family residence and attached 421 square foot two-car garage located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new 8-foot tall wall and new 6-foot tall gates.)

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

NEW ITEM**D. 1035 CIMA LINDA LN A-2 Zone**

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

(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.)

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

NEW ITEM**E. 3103 ARGONNE CIR E-3/SD-2 Zone**

Assessor's Parcel Number: 053-262-005
Application Number: MST2012-00492
Owner: Ralph Hyatt III 2011 Irrevocable Trust
Architect: Lori Kari

(Proposal for an interior remodel and construction of a 688 square foot one-story addition to an existing one-story, 1,124 square foot single-family residence with a detached 376 square foot two-car garage, located on an 8,920 square foot parcel. The proposal includes construction of a new one-story 276 square foot accessory addition to the rear of the existing detached garage, and a new 184 square foot ground level deck. The proposed 2,464 square foot total is 72% of the maximum floor-to-lot area ratio (FAR).)

(Concept review; action may be taken if sufficient information is provided.)