



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, June 3, 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](http://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, REPORTS, PLANS & PUBLIC RECORD WRITINGS.** Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at [www.SantaBarbaraCA.gov/SFDB](http://www.SantaBarbaraCA.gov/SFDB). If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at [MBedard@SantaBarbaraCA.gov](mailto:MBedard@SantaBarbaraCA.gov). 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. **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**

**Street, during normal business hours.** Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

**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 4577. 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, May 30, 2013, 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](http://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. 1526 LIVE OAK LN**

**E-1 Zone**

Assessor's Parcel Number: 049-261-008  
 Application Number: MST2013-00160  
 Owner: Robert Denton Willis Trust  
 Contractor: Weeks Construction  
 Applicant: Zary Weeks  
 Architect: Robert Blossom

(Proposal for exterior alterations to an existing, two-story, single-family residence, located on a 17,424 square foot lot in the Hillside Design District. Alterations include revising the roof eave and the removal of a brick column element at the front entry on the east elevation, new exterior colors, replace the pergola/trellis, and replace/relocate the existing 132 square foot second-level deck on the west elevation to match the existing.)

**(Final Approval is requested.)**

### **FINAL REVIEW**

#### **B. 1714 ANACAPA ST (LOT 2)**

**R-2 Zone**

Assessor's Parcel Number: 027-111-014  
 Application Number: MST2013-00045  
 Owner: 1712 Anacapa Street, LLC (Ca)  
 Applicant: Jarrett Gorin  
 Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story, 2,306 square foot, single-family residence and an attached 482 square foot two-car garage, located on a vacant 7,330 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 2) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 2,788 square feet is 92% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)**

**FINAL REVIEW****C. 1716 ANACAPA ST (LOT 3)****R-2 Zone**

Assessor's Parcel Number: 027-111-014  
Application Number: MST2013-00046  
Owner: 1712 Anacapa Street, LLC (Ca)  
Applicant: Jarrett Gorin  
Architect: Peikert Group Architects, LLP

(Proposal to construct a new two-story, 3,060 square foot, single-family residence and an attached 762 square foot two-car garage, located on a vacant 7,500 square foot parcel. The proposal includes associated flat work, landscaping, and site walls. The design includes the roof location for possible future solar panels. This is a new parcel (Lot 3) created by a three lot subdivision approved by Planning Commission on October 8, 2009 (Resolution No. 040-09). The proposed total of 3,822 square feet is 125% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval requested. Project Design Approval was granted on February 25, 2013. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to Final Approval.)**

**FINAL REVIEW****D. 104 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-055  
Application Number: MST2013-00011  
Owner: Paschke Family Revocable Trust  
Architect: Paul Zink

(This is a revised/reduced proposal to construct a new 3,250 square foot, single-story, single-family residence with an attached 680 square foot, three-car garage, located on a vacant lot in the Hillside Design District. The proposal includes five- and eight-foot tall wood fence, and a six-foot stucco garden wall. The proposed total of 3,930 square feet, located on a one-acre lot, is 79% of the guideline floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project Design Approval was granted on April 8, 2013. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)**

**NEW ITEM****E. 1191 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-025  
Application Number: MST2013-00202  
Owner: Frederick Newton Davis III Living Trust  
Architect: Lazaros Papademetropoulos

(Proposal to construct a total of 268 square feet of one-story additions to add a new half bath and a new master closet to an existing, one-story, 3,195 square foot single-family residence. The property is also developed with an existing 1,478 square foot guest house. The total onsite development of 4,941 square feet, located on a 1.1 acre lot in the Hillside Design District, is 98% of the guideline floor-to-lot area ratio.)

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

**NEW ITEM****F. 1640 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-192-010  
Application Number: MST2013-00218  
Owner: Moore Family Trust  
Engineer: Mike Gones

(Proposal for site alterations to include widening and straightening of the driveway, the replacement of the existing shared asphalt driveway with the adjacent neighbor at 1630 Overlook Lane, with new asphalt. The proposal includes a new planter and a new 55 linear foot retaining wall varying from 2- to 6-feet in height, and new concrete paving for a new uncovered parking space. The proposal includes a Public Works encroachment permit for work located within the public right-of-way.)

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

**NEW ITEM****G. 1517 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-007  
Application Number: MST2013-00219  
Owner: Leatherman Family Trust  
Applicant: Amy Von Protz

(Proposal to expand an existing 95 square foot, second-story deck by 97 square feet and add a new exterior spiral stair case. The proposed new 192 square foot, second-story deck is located at the rear of the existing 1,588 square foot, two-story, single-family residence, located on a 4,902 square foot lot in the Hillside Design District and within the appealable jurisdiction of the coastal zone.)

**(Comments only; project requires environmental assessment.)**