



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, November 15, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Representative) - PRESENT
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate) - PRESENT
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative)
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
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 4:00 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 Wednesday, November 10, 2010, 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. 1001 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-003
Application Number: MST2009-00365
Owner: John W. Stack, Trustee
Architect: Jeff Shelton

(Revised proposal to rebuild a house destroyed in the Tea Fire. The project includes a 507 square foot one-story single-family residence with a 240 square foot covered porch, two uncovered parking spaces, and a 154 square foot storage shed. The proposed total of 661 square feet on the 40,742 square foot lot in the Hillside Design District is 14% of the maximum guideline floor to lot area ratio.)

(Review After Final to eliminate the approved one-car garage and provide two uncovered parking spaces and a 154 square foot storage shed.)

A letter of concern from Paula Westbury was acknowledged.

Approved as submitted of the Review After Final.

FINAL REVIEW

B. 874 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-018
Application Number: MST2010-00224
Owner: Kristina Post and M Eriksen Trust
Architect: Karl Kras
Contractor: Penn Estes

(Proposal to replace a 2,580 square foot two-story house and 600 square foot garage destroyed in the Tea Fire. Proposed is a new 3,024 square foot two-story single-family residence and a detached 400 square foot carport in the same building footprint with minimal grading. The proposed total of 3,424 square feet on the 4.4 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted 8/16/10. Final Approval is requested.)

Letters of concern from Paula Westbury and Shira Musicant were acknowledged.

Final Approval as submitted of Architecture.

Continued indefinitely of Landscaping with comments:

- 1) The olive trees shall be 15-gallon size, minimum.
- 2) All succulents are to be a minimum 4-inch pot size.
- 3) Reproduce the Landscape Compliance Statement on the landscape plans.
- 4) Provide all hardscape details.
- 5) Plans shall be reviewed by Ann Marx, Fire Inspector, for High Fire Area compliance, prior to returning for final approval of the landscape plan.

FINAL REVIEW**C. 933 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela Rosas
Designer: Robert Ramos

(Proposal to add a 914 square foot second-story addition and a 70 square foot balcony to the existing 1,716 square foot one-story single-family residence including an attached 508 square foot two-car garage located on a 5,906 square foot lot in the R-2 Zone. The proposed total of 2,630 square feet is 99% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted on 9/27/10. Final Approval is requested.)

Continued indefinitely due to the applicant's absence, with the following comments: Please complete the final approval checklist for all final details, including but not limited to, door and window details, garage door specifications, all exterior lighting specifications, the final color sheet, including colors and details of the proposed railings, and coordinate the plans with the final approval checklist for accuracy and consistency.

IN-PROGRESS REVIEW**D. 1308 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-041-012
Application Number: MST2010-00286
Owner: Jennifer A. Purdy
Architect: Ron Sorgman

(Proposal for a 229 square foot second-story addition to an existing 2,330 square foot two-story single-family residence with an attached 460 square foot two-car garage. The project includes a new 410 square foot deck. The proposed total of 3,019 square feet on the 8,700 square foot lot is 90% of the maximum floor to lot area ratio. The parcel is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(In-progress review for alterations to the proposed deck. Preliminary Approval was granted on 10/25/10.)

Postponed one-week due to the applicant's absence.

NEW ITEM**E. 161 RAMETTO RD****A-2 Zone**

Assessor's Parcel Number: 015-211-020
Application Number: MST2010-00347
Owner: George Holbrook, Jr.
Applicant: California Pools
Engineer: Patrell Engineering

(Proposal for a new lap pool and spa located on a 15,600 square foot lot in the Hillside Design District currently developed with an existing two-story 4,175 square foot single-family residence. A maximum 60 cubic yards of grading is proposed.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Glen Deisler** and **Erin Carroll**. Staff present: Michelle Bedard, Planning Technician.