



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, December 13, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: PAUL ZINK, CHAIR (Consent Calendar Representative)
 GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate) - PRESENT
 BERNI BERNSTEIN
 ERIN CARROLL (Consent Calendar Alternate)
 BRIAN MILLER
 DENISE WOOLERY (Consent Calendar Representative) - PRESENT
 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, December 8, 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. 960 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike Riegert
Architect: Jeff Shelton

(Proposal to construct a new two story 2,054 square foot single-family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Review After Final to replace the green vegetated roof with a tile roof to comply with the High Fire Area requirements per the Fire Department.)

Approval of the Review After Final, as noted on Sheet #A3.1, to replace the previously approved vegetated roof with a tile roof in order to comply with the Fire Department.

The Board would like to acknowledge for the record, that the vegetated roof design is still acceptable if the Fire Department should decide to allow it.

FINAL REVIEW

B. 468 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-017
Application Number: MST2010-00234
Owner: Peter Jon Amstutz
Architect: Lori Kari

(Proposal to construct a new one-story 1,215 square foot single-family residence. The original house and garage were destroyed in the Tea Fire. A 300 square foot garage is being replaced like-for-like under a separate permit. The proposed total of 1,515 square feet on the 9,778 square foot lot in the Hillside Design District is 42% of the maximum floor to lot area ratio. The project received Staff Hearing Officer approval on 10/20/2010 (Staff Hearing Officer Resolution No. 054-10) for modifications to allow the house to encroach into the front and interior setbacks.)

(Project requires compliance with Staff Hearing Officer Resolution No. 054-10. Preliminary and Final Approval is requested.)

Preliminary Approval 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, and Final Approval as noted on Sheet #A-4, to revise and reduce the number and placement of light fixtures.

REFERRED BY FULL BOARD**C. 1724 SUNSET AVE****R-3 Zone**

Assessor's Parcel Number: 043-192-016
Application Number: MST2010-00329
Owner: Alelia A. Parenteau
Architect: Dan Weber

(Conceptual review for a proposal to convert a portion of the existing attic area to a new 360 square foot, second-story master suite addition and a new 108 square foot second-story deck to an existing one-story, 944 square foot single family residence with a detached 450 square foot garage on a 5,000 square foot lot. The proposed 1,754 square foot residence is 72% of the maximum floor to lot area ratio.)

(Preliminary Approval granted 11/22/10. Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD**D. 4119 SAN MARTIN WAY****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-037
Application Number: MST2010-00272
Owner: Blanche Hlinka Trust
Applicant: Dana and Renee Longo
Contractor: Skyline Construction
Architect: Toby Long Design

(Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 (Resolution No. 056-10) to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.)

(Preliminary Approval granted 12/6/10. Final Approval is requested.)

Final Approval as noted on Sheet #A2.1:

- 1) Exterior lighting is approved as noted on Sheet #A2.1.
- 2) The Board finds the proposed street trees acceptable and understands that the applicant is scheduled for the Street Tree Advisory Committee in January 2011, for final review and approval of the proposed street trees.
- 3) The Board appreciates the revised color scheme to alternate the corner mass to the lighter gray color and the garage side to the darker gray color, as suggested by the Board on 12/6/10.

FINAL REVIEW**E. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Craig Penner
Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

((Preliminary Approval granted 7/26/10. Final Approval is requested.))

Final Approval of architecture as submitted; landscaping continued indefinitely to Consent with comments:

- 1) Ann Marx, Fire Inspector, to review and approve the landscape plan for compliance with High Fire Area requirements prior to returning to SFDB for Final Approval.
- 2) Carry forward the previous 7/26/10 motion #2: "*Soften the appearance of the building with landscaping.*" to be reviewed with the landscape plan.

REFERRED BY FULL BOARD**F. 2102 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-009
Application Number: MST2010-00136
Owner: Jason and Robyn O'Hearn
Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck to an existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage on a 9,375 square foot lot in the Coastal Zone. The project will address violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor to lot area ratio. The project received Planning Commission approval for a Coastal Development Permit on 11/18/2010 (Resolution No. 016-10).)

((Preliminary Approval granted 12/6/10. Final Approval is requested.))

Final Approval as submitted of architecture and landscaping.

CONTINUED ITEM**G. 1002 N MILPAS ST****R-3 Zone**

Assessor's Parcel Number: 029-252-013
Application Number: MST2010-00259
Owner: Jasso Family Living Trust
Architect: Brian Hofer

(Proposal to remove two existing retaining walls and fence and construct a new eight foot tall retaining wall and six foot tall fence along the interior property lines of a parcel developed with an existing single family residence. The proposal also includes approximately 500 square feet of new permeable paving, one new uncovered parking space, and new site landscaping. The project received Staff Hearing Officer approval for a zoning modification on 12/1/10 (Staff Hearing Officer Resolution No. 058-10) for the combined height of the new wall and fence to exceed the maximum eight foot height requirement within the required interior setbacks.)

(Project requires compliance with Staff Hearing Officer Resolution No. 058-10. Preliminary and Final Approval is requested.)

Preliminary Approval 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, and Final Approval as submitted of architecture and landscaping.

NEW ITEM**H. 215 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-112-013
Application Number: MST2010-00377
Owner: Michael and Kristen Desmond
Architect: Douglas Keep

(Proposal for alterations and a 200 square foot addition to the existing 1,730 square foot single-story residence located on a 10,071 square foot lot. The alterations include a new turret element above the existing kitchen, replace the garage doors on the existing garage, replace a window with a door at the garage, removal of four palm trees in the back yard, and new paving material at a portion of the driveway. The parcel is currently developed with the existing 1,730 square foot one story residence, a 500 square foot detached two-car garage, and a 475 square foot accessory space. The proposed total of 2,905 square feet is 78% of the maximum floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

Preliminary Approval of architecture 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, and continued indefinitely with comments:

- 1) Provide a foundation and footing plan and indicate maximum depth of ground disturbance.
- 2) Show in elevation and on the floor plan the existing screening porch elements.
- 3) Provide a site landscape plan; and include the following:
 - a. Clearly delineate the edge of the proposed decomposed granite (DG) and make wide enough only for the necessary turn around and in result increase the proposed landscaped area accordingly. Consult Transportation Planning staff as necessary for the turnaround.
 - b. Provide a buffer solution to clearly delineate a break between the driveway and prevent vehicles from encroaching into the required open yard area.
 - c. The landscape plan should clearly identify all trees proposed to be removed, all existing landscaping to remain, and the proposed new landscaping.
 - d. Provide an irrigation plan.
 - e. Complete and reproduce the Landscape Compliance Statement on the landscape plan.

NEW ITEM**I. 828 W FIGUEROA ST****A-1 Zone**

Assessor's Parcel Number: 039-191-035
Application Number: MST2010-00374
Owner: Joe Jasinski
Architect: Kurt Magness

(Proposal to address the violations listed within enforcement cases ENF2010-00683 and ENF2010-00729. The proposal includes permitting "as-built" work to include: wood fences located along the perimeter of the parcel, permitting garden retaining walls, and new site landscaping, to include the removal of several trees, and the addition of 41 new avocado trees, 6 new queen palms, and approximately a dozen new shrubs. The proposal includes reducing the fence heights to a maximum of 3.5 feet adjacent to the driveway, the removal of hedges within ten feet of the property line, and removal of the exterior stairs and storage area located within the required interior setback.)

(Comments only; project requires Environmental Assessment.)

Preliminary Approval 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, and Final Approval as submitted.

Items on Consent Calendar were reviewed by **Glen Deisler** and **Denise Woolery**.