



DRAFT

City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 21, 2011

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

REVIEW ORDER: Consent Items were reviewed in a sequential manner as listed on the Consent Calendar Agenda. The agenda schedule was subject to change as cancellations occurred. Applicants were advised to arrive at the beginning of the meeting. If applicants were not in attendance when the item was announced, the item would have been moved to the end of the calendar agenda if time allowed.

The applicant's presence was suggested so that the applicant could answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Single Family Design Board (SFDB) agenda.

APPROVALS: 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.

APPEALS: 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 the 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, extension 3308. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: On March 17, 2011, the Agenda for this meeting 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.

REFERRED BY FULL BOARD

A. 1253 DOVER LN

E-1 Zone

Assessor's Parcel Number: 019-220-024
Application Number: MST2010-00253
Owner: Mason Family Trust
Designer: Tim Mason

(Proposal for a 373 square foot first-floor addition and a 637 square foot second-floor addition to an existing one-story, 1,218 square foot single-family residence with an attached 498 square foot, two-car garage. The proposal will result in a 2,228 square foot single-family residence and an attached 498 square foot two-car garage. The proposed total of 2,726 square feet, on a 9,014 square foot lot in the Hillside Design District, is 79% of the maximum floor-to-lot-area ratio.)

(The project was continued from March 14, 2011. Final Approval is requested.)

Final Approval as submitted.

REFERRED BY FULL BOARD

B. 526 SEA RANCH DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-021-017
Application Number: MST2009-00447
Owner: Dan Clause
Architect: Don Nulty
Landscape Architect: Sam Maphis

(Proposal for additions and remodeling for an existing 2,277 square foot one-story single-family residence and attached 519 square foot two-car garage. Additions consist of 923 square feet on the first floor, and a new 410 square foot second-story. The proposed total of 4,129 square feet on the 1.6 acre lot in the Hillside Design District is 78% of the maximum guideline floor-to-lot area ratio. Proposed new construction also includes drainage improvements at orchard and grading for additions and auto court. The project includes abatement of violations in enforcement case ENF2008-00922 by permitting as-built work consisting of 700 cubic yards of fill grading for orchard, and drainage, paving, landscaping and retaining wall.)

(The project was continued from March 14, 2011. Final Approval is requested.)

Final Approval with the following conditions:

- 1) The cupola/lightwell is acceptable.
- 2) Add planting to the bio-swell at the south side of the driveway.

FINAL REVIEW**C. 731 LITCHFIELD LN****E-1 Zone**

Assessor's Parcel Number: 041-181-008

Application Number: MST2011-00051

Owner: Mark Tilley and Christophe Halliday

(Proposal to remodel the existing single-family residence including exterior alterations consisting of changing the exterior wall finish to stucco, changing roof material to standing seam metal, a new 321 square foot rear deck with a storage room below, and minor window and door changes.)

(Project was last reviewed on February 14, 2011. Final Approval is requested.)

Final Approval with the following conditions:

- 1) Tier 3 Storm Water Management Program Requirements (SWMP) methods provided. Provide Tier 3 Storm Water Management Program calculations.
- 2) Reproduce the Landscape Compliance Statement on the plans.
- 3) Provide irrigation details; include all existing and proposed irrigation on the plan.
- 4) Coordinate the site plan and landscape plan for consistency.

REFERRED BY FULL BOARD**D. 1229 CALLE CERRITO ALTO****A-1 Zone**

Assessor's Parcel Number: 041-120-033

Application Number: MST2011-00004

Owner: Diana F. Thomason

Architect: Rex Ruskauff

(Revised proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project requires Staff Hearing Officer review for three requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor to lot area ratio guideline. The original proposal requested two zoning modifications. The revised project requests one additional zoning modification to allow alterations to the existing carport located within the interior setback.)

(Project continued from January 31, 2011. Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 009-11.)

Project Design 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 continued indefinitely to the Consent Calendar with the following comments:

- 1) The Board finds the architecture style to be compatible with the neighborhood and appreciates the quality design materials.
- 2) Provide landscape restoration at the location of the building that is to be demolished.

PROJECT DESIGN REVIEW**E. 533 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-003
Application Number: MST2010-00389
Owner: Miguel Muños and Zenaida J. Mardueño
Agent: Art Galindo
Engineer: Cayetano Vega

(Proposal to construct a new 2,115 square foot, two-story, single-family residence, with an attached 502 square foot two-car garage. The original 1,819 square foot, two-story, single-family house was destroyed in the Tea Fire. The proposed total of 2,517 square feet, located on a 7,046 square foot lot in the Hillside Design District, is 85% of the maximum floor to lot area ratio. The project requires Staff Hearing Officer for requested zoning modifications for alterations and additions within the secondary front setback and interior setbacks.)

(Project continued from January 24, 2011. Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 008-11.)

Project Design 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 continued indefinitely to the Consent Calendar with the following comments:

- 1) The size, bulk and scale are appropriate in style and massing.
- 2) Provide a revised landscape plan to clearly indicate all existing and proposed landscaping.
- 3) Provide additional, recent site photographs to show the existing site landscaping.
- 4) Provide all final details, exterior cut sheets, and a color board.

NEW ITEM**F. 1425 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-012
Application Number: MST2011-00106
Owner: William Hromadka
Architect: On Design Architects

(Proposal for a 180 square foot ground floor addition to an existing two-story, 3,771 square foot single-family residence, and demolish the existing 381 square foot deck, demolish the "as-built" 492 square foot deck addition, and construct a new 966 square foot deck with exterior stairs. The proposed total of 3,951 square feet, on a 21,780 square foot lot in the Hillside Design District, is 84% of the maximum guideline floor-to-lot-area ratio.)

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

Project Design 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 continued indefinitely to the Consent Calendar with the following comments:

- 1) This is a positive project. The proposal does not add to the mass, bulk and scale of the existing single family residence.
- 2) Provide a revised site/landscape plan to clearly indicate the actual configuration of the existing and proposed patio areas, including the pervious and impervious areas. Include in the project data a square foot area for the proposed replacement of the existing impervious patio area with a new pervious surface for compliance with the Storm Water Management Program requirements.
- 3) It was recommended that the deck railing at the upper south elevation deck be changed to match the cable railing at the lower deck.

NEW ITEM**G. 532 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-001
Application Number: MST2011-00118
Owner: Anderson Family Trust

(Proposal to replace the existing concrete shake roof with a "Cool Weathered Cooper" cool metal (standing seam) roof by DuraTech, on an existing one-story, 2,090 square foot single-family residence.)

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

Project Design 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 with the condition that a couple of rain gutters be relocated to on-site landscaped areas to comply with Storm Water Management Program (SWMP) requirements.

NEW ITEM**H. 1538 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-390-005
Application Number: MST2011-00120
Owner: Robert S. and Deborah Wright, Revocable Trust
Architect: James Zimmerman

(Proposal to construct a 125 square foot breakfast room addition and replace an existing wood deck with a 326 square foot concrete patio to an existing 2820 square foot two-story residence with an attached 488 square foot garage. The proposed total of 3,433 square feet is 73% of the maximum guideline FAR.)

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

Project Design 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 continued indefinitely to the Consent Calendar with the following comments:

- 1) The architecture is acceptable.
- 2) Provide compliance with Tier 2 Storm Water Management Program (SWMP) requirements.
- 3) Provide exterior lighting details on the plans.
- 4) It was recommended that additional landscaping be provided to the west of the new deck and addition.

Consent Calendar Items reviewed by: Glen Deisler and Erin Carroll.