



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, May 14, 2012

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE- CHAIR
BERNI BERNSTEIN
BRIAN MILLER
FRED SWEENEY
JIM ZIMMERMAN (Consent Calendar Representative) - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
KATHLEEN ALLEN, Planning Technician - ABSENT
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 Kathleen Allen at (805) 564-5470, extension 2685, or by email at kallen@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. 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 10, 2012, 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. 1208 SAN MIGUEL AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-050-011
Application Number: MST2011-00464
Owner: David Pintard
Architect: Tom Ochsner

(Proposal to construct a 387 square foot, second floor addition and remodel to an existing 969 square foot, one-story residence with an attached 230 square foot garage. The proposed project will total 1,586 square feet on a 5,663 square foot lot located in the non-appealable jurisdiction of the Coastal Zone. The proposal is 61% of the maximum allowed floor-to-lot area ratio (FAR) guideline.)

(Review After Final for a 17 square foot addition to a second story closet, remove outdoor fireplace, changes to the front gate and changes to exterior windows and doors. No changes to the landscape plan are proposed.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

REVIEW AFTER FINAL

B. 1001 CIMA LINDA LN A-2 Zone

Assessor's Parcel Number: 015-202-007
Application Number: MST2011-00453
Owner: Vanacore Trust
Applicant: Thomas Morrison & Associates

(Proposal for interior remodel and exterior alterations for an existing 4,274 square foot single-family residence, located on a 29,620 square foot lot in the Hillside Design District. The exterior alterations include replacing the existing vinyl windows with wood windows, addition of a new bay window, roof alterations, construction of a new attached trellis, demolition of the existing "as-built" attached storage shed and the "as-built" detached trellis, and proposed new site landscaping. The total proposed onsite grading will be less than 250 cubic yards. The proposed total of 4,274 square feet is 89% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Review After Final for addition of an outdoor fireplace and addition of benches on each side of the fireplace, changes to the trellis, relocate fence in the western side yard setback to meet height requirements, relocate pool equipment. No changes to the landscaping are proposed.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

REVIEW AFTER FINAL**C. 4119 SAN MARTIN WAY****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-037
Application Number: MST2010-00272
Owner: Dana and Renee Longo
Applicant: Dana and Renee Longo
Contractor: Skyline Construction
Architect: Toby Long Design
Contractor: Lucerne Pacific Inc.

(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.)

(Review After Final for proposed a new roof mounted 4.56 kW solar photovoltaic panel system.)

Approved as submitted of Review After Final.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

CONTINUED ITEM**D. 779 N ONTARE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-031-025
Application Number: MST2012-00162
Owner: David and Mary Elizabeth Chatenever
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 30, 2012. Review of landscaping is not required.)

Continued indefinitely due to the Applicant's absence.

PROJECT DESIGN AND FINAL REVIEW**E. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
Application Number: MST2012-00092
Owner: Marc and C Zoradi
Applicant: Trish Allen
Architect: Lovita Wibisono
Engineer: Insite Civil, Inc.
Contractor: Leonard Unander

(Proposal for alterations to an existing 6-foot tall, 130 linear foot stucco wall located along the front property line. Alterations include adding eight new stone clad columns, adding a stone cap along the entire length of the wall, and adding a one 6-foot wood pedestrian gate. The alterations result in an increase in height by approximately 10-inches at the locations of the new columns. An 8,331 square foot single-family residence is currently under construction and was approved under MST2008-00221. Proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 013-12. The project was last reviewed by SFDB on March 19, 2012. No changes to the landscaping are proposed.)

Project Design Approval and Final Approval as submitted 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.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

NEW ITEM**F. 1131 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-030
Application Number: MST2012-00164
Owner: Charles Rudd Jr.
Architect: Paul Zink

(Proposal to construct a new 4,659 square foot three story, single-family residence, including a basement, and an attached 445 square foot garage, located on a 20,024 square foot lot in the Hillside Design District. The previous approximately 3,000 square foot single-family residence was destroyed in the Tea Fire. The proposal includes new entry gates, new retaining walls, new patios and decks, a new spa, an existing swimming pool to remain, and a total of 50 cubic yards of grading. Also proposed is the removal of three existing trees and planting of four new replacement trees. The proposed total of 5,104 square feet, which includes a 50% reduction of the basement square footage area, is 100% of the guideline floor-to-lot area ratio (FAR).)

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

Continued one week and referred to Full Board on May 21, 2012, with comments:

- 1) Study methods to reduce the floor-to-lot area ratio (FAR); the massing is acceptable; however, the FAR is statistically too large.
- 2) Study methods to add a screening wall element on the upper level deck to enhance privacy to the westerly neighbor.

Penny True, neighbor, expressed concern regarding the retaining walls (railroad tie) damaged in fire, and in preservation of privacy.

The Board acknowledged a letter of concern from Larri and Susan Wolfson regarding upper level decks and existing and proposed landscaping for privacy screening.

NEW ITEM

G. 1635 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 027-152-006
 Application Number: MST2012-00174
 Owner: George, Thomas
 Applicant: Robert Irvine

(Proposal for exterior alterations to an existing 2,263 square foot two- and three-story single-family residence located on a 5,225 square foot lot in the Hillside Design District. The alterations include the removal of two existing windows to be replaced with two new French doors with Juliette balconies and install a new hardie shake concrete shingles over the existing exterior stucco material. The proposal will address violations identified in ZIR2011-00356.)

(Action may be taken if sufficient information is provided. No new landscaping is proposed.)

Project Design Approval and Final 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, with conditions:

- 1) Provide a reduced size (8½" X 11") color board; and provide a color schedule on the plans.
- 2) Update the project statistics on the plans.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

NEW ITEM

H. 2750 CUESTA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-281-001
 Application Number: MST2012-00178
 Owner: Diana Cecala
 Architect: Pacific Arc, Inc.
 Contractor: Douglas Dafoe

(Proposal for a 156 square foot addition and partial interior remodel to an existing one-story, 2,280 square foot, single-family residence, with an attached 484 square foot, two-car garage, located on a 12,633 square foot lot. Proposal also includes replacing an existing 232 square foot deck with a new 459 square foot deck; demolition and replacement of an existing 130 square foot deck; replacing the front fence and gate; and alterations to the existing front entry courtyard; and removal of the existing eyebrow roof at the garage and front elevation. The proposed total of 2,920 square feet is 72% of the maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project includes minor alterations to courtyard landscaping.)

Continued one week to Consent with comments:

- 1) Provide photographic evidence, at standing level of proposed deck, looking out towards the easterly property line.
- 2) Add the adjacent parcel and building foot prints, on the site plan, of the easterly neighbor.
- 3) Provide revised colors, studying alternate body and trim color.

FINAL REVIEW**I. 1900 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-020
 Application Number: MST2011-00438
 Owner: John C. Bedford, Revocable Trust
 Architect: Dennis Thompson
 Landscape Architect: Carol Gross

(Proposal for alterations to an existing 3,082 square foot one-story single-family residence consisting of alteration to siding material, window and door changes, installation of four new flat skylights. Proposed site alterations in the front yard consist of new patios, new block retaining walls up to four feet in height, removal of a 48 inch trunk diameter Pepper tree, construction of two trellises, and detached fireplace. The project includes 183 square feet of fill grading to create more level front yard area.)

(Final Approval of landscape plan is requested.)

Final Approval of landscaping with the conditions:

- 1) Reproduce the Landscaping Compliance Statement on the landscaping plans.
- 2) Correct the location of the "pepper tree" to be removed from all plans.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

PROJECT DESIGN AND FINAL REVIEW**J. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
 Application Number: MST2012-00028
 Owner: Jeffrey Jones
 Designer: Don Gragg

(Proposal to construct a new two-story 2,693 square single-family residence and an attached 475 square foot two-car garage located on a 2.8 acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio (FAR).)

(Project Design and Final Approval of landscape plan is requested.)

Final Approval as noted on Sheet L-1, with the condition to reproduce the Landscaping Compliance Statement on the landscaping plans.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

PROJECT DESIGN AND FINAL REVIEW**K. 1121 WALNUT AVE****R-3 Zone**

Assessor's Parcel Number: 039-202-006
Application Number: MST2011-00409
Owner: Alamar II, LLC
Architect: Murphy & Associates Architects
Applicant: Dario Pini

(Proposal to demolish the existing 770 square foot one-story single-family residence and construct a new 1,885 square foot two-story single-family residence, including an attached 400 square foot two-car garage. The proposal includes a new 5-foot tall wood fence in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations in ENF 2011-00778.)

(Project Design and Final Approval of landscape plan is requested.)

Final Approval of landscaping as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 21, 2012.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery** (only for Items I, J, and K).