



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 1, 2012 **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) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

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 - 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 4:30 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 Wednesday, September 26, 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.

FINAL REVIEW

A. 1263 DOVER LN E-1 Zone

Assessor's Parcel Number: 019-220-019
Application Number: MST2012-00367
Owner: Adam J. Engel
Architect: Nils Hammerbeck

(Proposal to convert an existing covered patio to a 97 square foot first floor addition and an interior remodel to existing two-story, 3,065 square foot single-family residence, including a detached two-car garage, located on a 13,286 square foot lot in the Hillside Design District. The proposed total of 3,162 square feet is 76% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 8, 2012.

FINAL REVIEW

B. 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 4,030 square foot three story, single-family residence, including a basement, and an attached 470 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 4,500 square feet, which includes a 50% reduction of the basement square footage area, is 95% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Public Comment received from: Everett Woody, agent for Penny True, expressed concerns regarding site drainage and the condition of the existing battered-stone wall; and Penny True, adjacent neighbor at 1121 Las Alturas, expressed concern regarding history of site drainage.

For the record, the public comment concerns were addressed and a solution was provided at the hearing as outlined below with the Final Approval notes.

Final Approval as noted:

- 1) Include an additional vegetated swale on plan sheet C101, to address site drainage as discussed.
- 2) Correct the ashlar pattern as noted on plan sheet A-4.
- 3) Specify the sandstone material on the colors and materials schedule on the plans.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 8, 2012.

PROJECT DESIGN AND FINAL REVIEW

C. 734 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-232-003
Application Number: MST2012-00348
Owner: Michael E. Erickson
Applicant: Macaluso Pools Inc.

(Proposal for a new 15-foot by 28-foot pool and a 6-foot by 8-foot spa located on a property currently developed with an existing single-family residence. The proposal will include less than 50 cubic yards of grading for the new pool, and a new 5-foot tall wood-wire fence to comply with the required pool security fencing.)

(Project Design Approval and Final Approval is requested.)

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, October 8, 2012.

PROJECT DESIGN AND FINAL REVIEW

D. 1708 CHINO ST

R-2 Zone

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal to construct a new 545 square foot second-story addition to an existing 1,091 square foot one-story single-family residence with a detached 187 square foot one-car garage, located on a 3,800 square foot lot. The proposal includes the demolition of the "as-built" 173 square foot garage addition and demolition of an "as-built" carport. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch located in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline floor-to-lot-area ratio (FAR). A similar project was approved on December 12, 2008, and subsequently expired on December 12, 2010.)

(Project requires compliance with Staff Hearing Officer Resolution No. 029-12. Project Design and Final Approval is requested.)

Continued indefinitely with the comment to provide all final construction details, including the trellis and railing details.

NEW ITEM**E. 3439 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-101-011
Application Number: MST2012-00371
Owner: Klinkon Family Trust
Architect: Dennis Thompson

(Proposal to construct a 50 square foot utility shed with electricity, a new 5-foot by 5-foot concrete pad for a new 10 kW generator, and a new 8-foot by 4-foot concrete pad for a new propane tank located on a parcel currently developed with an existing single-family residence, an attached two-car garage, and an existing 371 square foot detached accessory building.)

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

Continued indefinitely to provide a solution for and verify compliance with zoning and the required Noise Ordinance SBMC §9.16.

NEW ITEM**F. 1835 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-018
Application Number: MST2012-00289
Owner: Rafael and Linda Franco, Trustees

(Proposal to enclose the existing 247 square foot second level deck above the two-car garage to a bedroom, on an existing two-story, 2,640 square foot, single-family residence. The proposed total of 2,887 square feet, located on an 8,682 square foot lot in the appealable jurisdiction of the Coastal Zone, is 86% of the required floor-to-lot area ratio (FAR).)

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

Public Comment: Jerry Lu Wright, adjacent neighbor at 1833 El Camino De La Luz, neither in favor nor opposed, expressed concern and had questions regarding potential privacy impacts.

Continued one week to Full Board.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.