



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 15, 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)
 LISA JAMES (Consent Calendar Landscape Representative)
 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 were reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants were advised to approximate when their item would be heard and to arrive 15 minutes prior to the item being announced. If applicants were not in attendance when the item was announced for hearing the item, the item would have been moved to the end of the calendar agenda.

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 have been postponed indefinitely and would not have been 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 at these meetings, 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.

NOTICE: On Wednesday, October 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 could address the Single Family Design Board Consent Representative for up to two minutes on any subject within their jurisdiction that was not scheduled for a public discussion before the Consent Calendar Representatives.

REVIEW AFTER FINAL

A. 218 SAN CLEMENTE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-152-018
Application Number: MST2012-00038
Owner: Lennart and Barbara Colombana, Trustees
Designer: Carlos Grano

(Proposal for demolition of an existing one-story, 1,013 square foot single-family residence, including an attached 231 square foot one-car garage, and construction of a new two-story 1,817 square foot, single-family residence constructed within the footprint of the existing residence. The proposal includes construction of a new 424 square foot detached two-car garage. The proposed total of 2,241 square feet, located on a 6,000 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 83% of the maximum required floor-to-lot area ratio (FAR).)

(Review After Final for proposed design and material alterations to the 6-foot tall fence along the rear property line.)

Approval of Review After Final as submitted.

NEW ITEM

B. 2926 SERENA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-202-017
Application Number: MST2012-00347
Owner: Pamela Scott
Designer: Victor Padilla

(Proposal to add two 15-gallon palm trees along the western interior property line to provide privacy screening for the adjacent neighbor. The project received Staff Hearing Officer approval (Resolution No. 037-12) of a zoning modification to allow a portion of the proposed 364 square foot one-story addition encroach into the required interior setback.)

(Project requires compliance with Staff Hearing Officer Resolution No. 037-12.)

Project Design and Final Approvals as noted on sheet A1 with comment and conditions:

- 1) The proposed palm trees are not approved, as it was noted per the Staff Hearing Officer Resolution (No. 037-12) that the purpose is to provide appropriate landscape screening as viewed from the adjacent property at 2932 Serena Road.
- 2) Replace the proposed palm trees with two (2) five-gallon *Grewia occidentalis* vines to be fixed on wires to the wall.
- 3) Provide drip irrigation.

NEW ITEM**C. 511 DREXEL DR****E-1 Zone**

Assessor's Parcel Number: 019-332-003
Application Number: MST2012-00381
Owner: Browning Family Trust
Applicant: Raymond Appleton

(Proposal to permit an "as-built" stucco wall ranging from 42-inches to 6-feet in height, a six-foot tall gate, and a seven-foot tall gate located within the front yard. The proposal includes removing the 'as-built' arch element above the seven-foot tall gate. A Public Works encroachment permit is also being pursued for a portion of the wall located within the public right-of-way.)

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

Project Design and Final Approvals as submitted with comments:

- 1) For the record, the Board had positive comments regarding the 3'6" wall located within the public right-of-way involving a Public Works encroachment permit.
- 2) For the record, and noting said neighborhood support, if the applicant should pursue a future zoning modification, the Board is supportive of retaining the arch element above the 7-foot tall gate, and found that the design is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.

NEW ITEM**D. 1535 PATERNA RD****E-1 Zone**

Assessor's Parcel Number: 019-193-008
Application Number: MST2012-00389
Owner: John Ortberg
Designer: Andrew Ribbens

(Proposal for a 140 square foot first-floor addition, and a 181 square foot upper level deck located above the addition on an existing 1,992 square foot two-story single family residence, with an attached two-car garage, located on an 18,730 square foot lot in the Hillside Design District. The proposed new 181 square foot deck is a deck addition to the existing 237 square foot deck. An existing 32-inch diameter oak tree is proposed to remain and be protected. The proposed 2,132 square foot residence is 49% of the guideline floor-to-lot area ratio (FAR).)

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

Continued one week to the Consent Calendar with comments:

- 1) Positive comments of the proposed architecture of the addition and deck expansion.
- 2) Provide photographic evidence from public locations of the existing glass deck railing and the location of the proposed deck addition to verify if it is or will be publicly visible. If publicly visible consider an alternative, less reflective railing, such as cable railing.

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