



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, November 29, 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 Tuesday, November 23, 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.

REFERRED BY FULL BOARD

A. 2510 MESA SCHOOL LN E-3/SD-3 Zone

Assessor's Parcel Number: 041-292-035
Application Number: MST2009-00506
Designer: Steve Wilson
Owner: David Burkholder

(Proposal for a revised, smaller project consisting of a new 3,098 square foot one-story single-family residence with an attached 408 square foot two-car garage, a detached 330 square foot accessory building, site walls, fences, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 3,836 square feet on the 15,000 square foot lot is 88% of the maximum floor to lot area ratio guideline.)

(Preliminary Approval granted 2/1/10. Final Approval is requested.)

A letter of concern from Paula Westbury was acknowledged.

Continued one week to Full Board for revised Preliminary Approval.

FINAL REVIEW

B. 1234 BAJADA DR A-1 Zone

Assessor's Parcel Number: 035-021-028
Application Number: MST2010-00356
Owner: Dwight Morrison Properties, LLC
Architect: Tai Yeh

(Proposal to construct a 256 square foot one-story addition to an existing one-story 3,134 square foot single-family residence, including an attached 539 square foot two-car garage, on a 3.81 acre lot in the Hillside Design District. The proposed total of 3,390 square feet is 52% of the maximum floor to lot area ratio guideline.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval as submitted.

FINAL REVIEW**C. 31 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-094-005
Application Number: MST2010-00360
Owner: Noel A. Black Trust
Architect: Harrison Design Associates

(Proposal for a 35 square foot, one-story addition to enclose an existing covered porch area, and a 150 square foot, second-floor deck addition on an existing, two-story, 3,590 square foot single-family residence on a 7,405 square foot parcel located in the Hillside Design District. The proposed total of 3,625 square feet is 133% of the maximum floor to lot area ratio. A one time addition of less than 100 net square feet is allowed, without a floor to lot area ratio modification, per SBMC 28.87.030, for non-conforming buildings.)

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

A letter of concern from Paula Westbury was acknowledged.

Final Approval as noted on plans.

NEW ITEM**D. 935 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-014
Application Number: MST2010-00351
Owner: Mark Kofler Trust
Architect: Doug Reeves
Contractor: Donn Roberts Construction Inc.

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal consists of rebuilding the 3,820 square foot two-story single-family residence with an attached 528 square foot garage and approximately 1,000 square feet of decks. The new home will be a Spanish style home with a tile-roof and wrought iron deck railing. The proposed total of 4,348 square feet on the 1.1 acre lot in the Hillside Design District is 88% of the maximum guideline floor to lot area ratio.)

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

A letter of concern from Paula Westbury was acknowledged.

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 continued one week to Consent with the conditions:

- 1) The building mass, size, and scale are acceptable.
- 2) Provide an accurate site plan and all details.
- 3) Provide a landscape plan.
- 4) Show lighting details on the plans.

NEW ITEM**E. 1920 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-016
Application Number: MST2010-00348
Owner: Rinaldo S. Brutoco Trust
Architect: Vadim Hsu

(Proposal to construct a 230 square foot addition located at grade at the rear of the existing 3,308 square foot two-story single-family residence and an attached two-car garage on a 29,627 square foot lot in the Hillside Design District. The existing 500 square foot accessory building on the lot will remain unaltered. The proposal is 80% of the maximum guideline floor to lot area ratio.)

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

A letter of concern from Paula Westbury was acknowledged.

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 continued indefinitely to Consent with the conditions:

- 1) Roof pitch change at rear is acceptable, if necessary.
- 2) Provide color board.
- 3) Show lighting on the plans.
- 4) The outdoor fireplace chimney is to be minimum height per the Building Code.

NEW ITEM**F. 1427 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-185-003
Application Number: MST2010-00361
Owner: Hall Genevieve Living Trust

(Proposal to permit a 117 square foot, "as-built" wooden stairwell and landing and a new entry door into the existing attached 400 square foot two-car garage on an existing, 1,354 square foot two-story single-family residence located on a 12,000 square foot parcel in the Hillside Design District. The existing residence is 44% of the maximum floor to lot area ratio. Staff Hearing Officer approval is requested for the "as-built" stairs and landing to encroach into the interior yard setback. The parcel is located in the Appealable Jurisdiction of the Coastal Zone and requires Coastal review of a Coastal Exemption. The proposal will address violations of the enforcement case ENF2010-00744.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a modification for encroachments into the interior setback.)

A letter of concern from Paula Westbury was acknowledged.

Continued indefinitely with comments:

- 1) The stairway encroachment and trash enclosure are not supportable or acceptable.
- 2) Lower the outdoor lighting fixtures at stairs and work with adjacent neighbor to lessen glare impacts.
- 3) The side door into garage is not an issue.

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