



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, January 24, 2011

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

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

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 Thursday, January 20, 2011, 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.

NEW ITEM

A. 533 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-003
Application Number: MST2010-00389
Owner: Kathryn Ann Ingersoll
Owner: 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.)

(Comments only; Project requires Environmental Assessment and Staff Hearing Officer review for requested Zoning Modifications.)

Continued indefinitely to Staff Hearing Officer and return to Consent with the following comments:

- 1) The Board finds the size, bulk, scale, and style of the architecture acceptable.
- 2) The Board finds the requested zoning modifications acceptable as they do not pose any negative aesthetic impacts. The Board appreciates that the addition to the second story observes the interior setback on the northerly property line.
- 3) Provide a preliminary landscape plan.
- 4) The landscape plan shall be reviewed and approved by Ann Marx, Fire Inspector II, for High Fire Area compliance, prior to approval by the Board.
- 5) The Board finds the front yard balcony acceptable given the original house had a larger balcony in that same location, that the balcony is located a minimum of 10 feet from the property line and it over looks the front portion of the property.

NEW ITEM

B. 2323 RED ROSE WAY

E-1/E-3 Zone

Assessor's Parcel Number: 041-220-018
Application Number: MST2011-00021
Owner: Patricia Odenthal Reynoso
Architect: Keith Rivera

(Proposal to convert 417 square foot of the existing 2,796 square foot single-family residence into a secondary dwelling unit located on 1.2 acre lot in the Hillside Design District. Exterior alterations include door and window alterations, a new 290 square foot patio and 5 foot privacy fence, replacement of the existing concrete driveway and the addition of one new uncovered parking space using permeable pavers. The 3,196 square foot total is 63% of the maximum floor to lot area ratio guideline. This new application will supersede the previous project (MST2010-00249) which received approval on 8/30/10.)

(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 Consent with the following comments:

- 1) Show compliance with Tier 2 Storm Water Management Program (SWMP).
- 2) Provide a landscape plan to indicate the existing trees to remain and include protection measures for the trees within close proximity to the area of proposed work.
- 3) Study providing additional screening adjacent to the new parking space.

NEW ITEM

C. 3831 LA CUMBRE HILLS LN

E-3/SD-2 Zone

Assessor's Parcel Number: 057-170-045
Application Number: MST2011-00026
Owner: David Leflang
Architect: Amy Taylor

(Proposal for site alterations on a parcel developed with an existing 1,760 square foot single-family residence on a 6,909 square foot parcel. The site alterations include revised landscaping, the demolition of an existing 120 square foot trellis to be replaced with a new 449 square foot covered entry and trellis, a new 329 square foot metal trellis at the side yard, a new flagstone covered concrete patio at the front and side yard, and a metal guardrail along the perimeter of the patio. The house was developed as a Planned Residence Developments (PRD) and the proposed changes are subject to Design Review per Planning Commission conditions outlined in Resolution No. 047-95.)

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

Continued one week to Consent with comments:

- 1) The Board finds the architecture is acceptable.
- 2) Provide additional photographs of the neighboring areas.
- 3) Provide additional landscape screening.
- 4) Provide a street tree in the front yard.
- 5) Provide color samples.
- 6) Show compliance with Tier 2 Storm Water Management Program (SWMP) Best Management Practices (BMP).

Items on Consent Calendar were reviewed by **Glen Deisler, Jim Zimmerman, and Erin Carroll** (stepped down from Item B).