



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, February 7, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician – ABSENT
TONY BOUGHMAN, 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 Wednesday, February 02, 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.

REVIEW AFTER FINAL

A. 1035 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-004
Application Number: MST2010-00132
Owner: Peter Sadowski and Denise Decker
Applicant: Harrison Design Associates

(Proposal for 2,040 square feet of one-story additions to an existing 4,744 square foot single-family residence, relocation and reduction of garage square footage to result in an attached 750 square foot three-car garage, and a 65 square foot addition to the detached accessory building. The project includes remodeling and associated hardscape and landscape site improvements. The proposed total of 7,444 square feet on the 1.24 acre lot in the Hillside Design District is 146% of the maximum guideline floor to lot area ratio. The project will abate violations in ZIR2010-00055 and ENF2007-00709.)

(Review After Final to remove one of the columns at the covered terrace on the south elevation and add a new steel beam for structural support.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL

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

(The project is revised to include an additional proposed 110 square feet for a combined total addition of 366 square feet 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 3,500 square feet is 54% of the maximum floor to lot area ratio guideline. The original proposal received approval for the construction of a 256 square foot one-story addition.)

(Review After Final for a revised project which involves the review of an additional proposed 110 square feet for a combined total addition of 366 square feet.)

Approved as submitted of Review After Final.

FINAL REVIEW**C. 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.)

(Final Approval is requested.)

Final Approval with the condition that the privacy fence is to be 6-feet in height.

[Erin Carroll stepped down from this item.]

CONTINUED ITEM**D. 1314 PUNTA GORDA ST****R-4 Zone**

Assessor's Parcel Number: 017-341-004
Application Number: MST2011-00022
Owner: Jiten Patel
Designer: Mark Morando

(Proposal to permit two uncovered parking spaces on a 5,000 square foot lot developed with an existing 1,154 square foot one-story, single-family residence. The proposal also includes the replacement of all the windows to be replaced in like size, with new Milgard vinyl windows within the existing wood frames, new permeable paving for the driveway and new parking spaces, a new 7 foot tall wood gate at the driveway to screen the uncovered parking spaces, and two new 80 square foot storage sheds (totaling 160 square feet). Two uncovered parking spaces are allowed for parcels developed with 80% or less of the required floor-to-lot-area ratio. 12 cubic yards of grading is proposed. The existing 1,154 square foot house is 48% of the required floor to lot area ratio. The proposal will address violations outlined in ENF2010-00931.)

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

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 and with the conditions:

- 1) All proposed plants are to be a minimum 1-gallon in size.
- 2) Add Water Compliance Statement to plans.
- 3) Add two agave plants at the north side of the gate.

NEW ITEM**E. 1568 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-082-032
Application Number: MST2011-00037
Owner: Matthew Boeddeker
Applicant: Alisse Delunas

(Proposal to construct a new 17' by 34' swimming pool and 7' by 7' spa, associated pool/ spa equipment, and a new five foot tall chain-link fence around the perimeter of the new pool and spa. 120 cubic yards of grading is proposed. The property is currently developed with an existing one-story, single-family residence with an attached two-car garage on a 1.5 acre lot in the Hillside Design District. No alterations are proposed to the existing single-family residence.)

(Comments only; project requires Environmental Assessment.)

Continued indefinitely to Consent pending environmental review with comments:

- 1) The black chain link fence is acceptable.
- 2) The posts are to black on the pool fencing.
- 3) The pool coping is to be of Cherokee stone.
- 4) Provide natural colored split-face block walls for the pool equipment.

NEW ITEM**F. 814 SUMMIT RD****A-2 Zone**

Assessor's Parcel Number: 015-172-005
Application Number: MST2011-00040
Owner: Lynn Hamilton
Architect: Faulconer & Carawan

(Proposal to replace all of the existing aluminum windows and doors with new Milgard vinyl casement windows and doors on an existing two-story 2,687 (gross) square foot single-family residence with an attached two-car garage on a 18,295 square foot parcel in the Hillside Design District. The new window on the east elevation, located in setback, will remain the same size as the existing window.)

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

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 and with the conditions:

- 1) Windows are to be of a "tan" color.
- 2) Replace the west side garage window with two vertical windows to match the other new windows.

FINAL REVIEW**G. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Craig Penner
Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

(Final Approval of the landscape plan is requested. Final Approval of architecture was granted on 12/13/10.)

Postponed one week due to the applicant's absence.

Items on Consent Calendar were reviewed by **Brian Miller** and **Erin Carroll** (stepped down from Item C).