



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, April 4, 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) - PRESENT
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
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
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, March 30, 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. 1401 KENWOOD RD

E-1 Zone

Assessor's Parcel Number: 041-132-009
Application Number: MST2008-00207
Owner: Howard and Aaron Melamed
Designer: Mark Morando

(Proposal to permit "as-built" exterior alterations to an existing one-story, 1,810 square foot single-family residence and an attached 199 square foot one-car garage. The "as-built" improvements include new windows, doors, and a stucco façade, and new site retaining walls. The 1,810 square foot residence, located on a 8,968 square foot lot in the Hillside Design District, is 53% of the maximum FAR. This application will address violations in ENF2007-01271. The project requires compliance with Staff Hearing Officer Resolution No. 063-08.)

(Continued one week from March 28, 2011. Review After Final to revise the location of the masonry site wall at the front property line, remove existing retaining walls located within the right-of-way, and install new exterior handrail and guardrails. Proposal requires a Substantial Conformance Determination.)

Approval of Review After Final with conditions:

- 1) The solution for the front wall is acceptable.
- 2) Landscaping is acceptable.
- 3) Applicant to change the portion of the new railing to match the existing railing where it is visible from the street.

REVIEW AFTER FINAL

B. 3050 SEA CLIFF

A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C Zoradi
Agent: Trish Allen
Architect: Cearnal Andrulaitis
Contractor: Don Knapp

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing Officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Continued from March 28, 2011. Review After Final for a proposed new nine kilowatt ground mounted solar panel system and revised landscape plan.)

Approved as submitted of the Review After Final.

FINAL REVIEW**C. 533 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-003
Application Number: MST2010-00389
Engineer: Cayetano Vega
Agent: Art Galindo
Owner: Miguel Munos and Zenaida J. Mardueno

(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.)

(Final Approval is requested.)

Continued one week to Consent with comments:

- 1) Add lantana on the slope.
- 2) Provide alternative color samples for the stucco to soften the bright white, and stone veneer to provide more contrast between stone veneer and stucco.

FINAL REVIEW**D. 821 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-015
Application Number: MST2011-00125
Owner: Lyons Bourget Family LP
Architect: Lori Kari

(Proposal to construct a 98 square foot addition at the rear of the existing one-story, 1,432 square foot single-family residence with an existing 181 square foot, detached, one-car garage. The proposal includes a change of the roof pitch, at the front of the residence, from a shed roof to a gable roof, and a re-roof using two piece barrel tile.)

(Final Approval is requested.)

Final Approval as submitted.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery**.