



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, April 18, 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
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, April 14, 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. 1528 SANTA ROSA AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-131-018

Application Number: MST2010-00013

Owner: Pfadenhauer Family Trust

Architect: Bildsten & Sherwin, Architects

(Revised description: Review After Final to reduce the originally approved addition by approximately 214 square feet, eliminating the new master bedroom addition. The revised proposal will result in an approximately 285 square foot first-floor addition and a 302 square foot second-story addition to an existing 1,505 square foot one-story single-family residence. The proposal includes the demolition of the existing 195 square foot carport and construction of a new 430 square foot two-car garage. The proposed total of 2,522 square feet on the 10,132 square foot lot is 67% of the maximum floor-to-lot area ratio.)

(Review After Final for revised project to reduce the size of the addition with elimination of the master bedroom and construction of a new two-car garage. Final Approval of the original design occurred on January 3, 2011.)

Approved as submitted of the Review After Final.

REVIEW AFTER FINAL

B. 1303 DE LA GUERRA RD

E-1 Zone

Assessor's Parcel Number: 031-141-009

Application Number: MST2010-00294

Owner: Richard Berry

Agent: Tony Xiques

(Proposal to demolish and rebuild an existing 90 square foot second level covered deck and construct a 82 square foot uncovered deck addition, resulting in a new 172 square foot deck. The parcel is currently developed with an existing 2,331 square foot single family residence with an attached two-car garage on a 8,276 square foot lot located within the Hillside Design District. The proposal includes a five foot setback reduction for the proposed deck addition from the required front setback per SBMC 28.15.065.)

(Review After Final to change railing at deck from wrought iron to cable railing.)

Continued indefinitely with comments:

- 1) The proposal was deemed unacceptable as submitted; the Board cannot support the proposed mixed railing materials.
- 2) Options include to either keeping the wrought iron railing as originally approved, or revise the entire railing system to the cable railing.

REFERRED BY FULL BOARD**C. 2016 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 025-343-010
Application Number: MST2010-00031
Owner: Ann C. Napier
Designer: Dexign Systems

(Revised proposal for a 286 square foot one-story addition to the existing 1,356 square foot one-story single-family residence, demolish the existing 202 square foot one-car detached garage and construct an attached 311 square foot two-car carport, and expand an existing 64 square foot wooden deck by 41 square feet. The proposed total of 2,208 square feet on the 6,399 square foot lot in the Mission Area Special Design District is 79% of the maximum floor-to-lot area ratio.)

(Final Approval is requested.)

Tom Carlson, neighbor, expressed concern regarding the proposed landscaping.

Final Approval of architecture and landscaping as noted on Sheet #2 to add five additional 3-gallon caleonema "Breath of Heaven" to replace the proposed gum tree.

FINAL REVIEW**D. 352 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-081-011
Application Number: MST2011-00047
Owner: Mike and Jan Freeman
Architect: Carl Schneider
Landscape Architect: David Black

(Proposal to reconstruct a new 3,747 square foot two-story residence with a 498 square foot detached two-car garage on a 66,634 square foot lot located in the Hillside Design District. Approximately 100 cubic yards of grading is proposed as part of this project. The previous single-family residence and garage were destroyed by the Tea Fire.)

(Final Approval is requested. Preliminary landscape review.)

Final Approval of architecture with the condition to replace the glass railing with cable railing; landscaping is continued indefinitely.

REFERRED BY FULL BOARD**E. 237 SAN NICOLAS****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-144-008
Application Number: MST2011-00032
Owner: Harry and Maria Kazali
Architect: James Zimmerman
Landscape Architect: Charles McClure

(Proposal for a 398 square foot first-floor and 420 square foot second-floor addition, totaling 818 square feet, and exterior façade remodel to an existing 1,468 square foot one-story single-family residence with an attached one-car garage. The proposal includes the demolition of 171 square feet of the existing residence, the demolition of the existing 248 square foot one-car garage and construction of a new 421 square foot two-car garage. The proposal includes the removal of two 7-inch pine trees located in the front yard setback. The proposed total of 2,288 square feet on a 6,000 square foot lot, located in the Non-Appealable Jurisdiction of the Coastal Zone, is 85% of the maximum floor-to-lot area ratio.)

(Final Approval is requested.)

Final Approval with conditions:

- 1) Provide a color board for proposed colors as indicated on Sheet #A-4.
- 2) Modify the site and provide for water drainage as noted on Sheet #L-1.

NEW ITEM**F. 1117 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-022
Application Number: MST2011-00142
Owner: Barbara Fasken Trust
Architect: Leonard Grant

(Proposal to replace a 3,520 square foot two-story single-family residence and garage destroyed in the Tea Fire. Project proposes construction consisting of a new 4,159 square foot two-story single-family residence and an attached 617 square foot two-car garage. Site improvements include a driveway, auto courts, fountain, and approximately 1,225 cubic yards of total site grading. The proposed total of 4,776 square feet on the 46,303 square foot lot, in the Hillside Design District, is 95% of the maximum guideline floor-to-lot-area ratio.)

(Comments only; project requires Environmental Assessment.)

Don Vogt expressed concern regarding the public views and proposed landscaping.

Doug Crawford commented on the beautiful design of proposed project and expressed concern regarding the sewer easement.

Penny True expressed opposition to the proposed project regarding the new location of the house.

Continued one week to the April 25, 2011, Full Board meeting, with comments:

- 1) Provide site sections on plans through the west elevations.
- 2) Study the west elevation for methods to break up the mass.

NEW ITEM**G. 260 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-012
Application Number: MST2011-00140
Owner: Wenner Family Trust
Owner: Rose Tarlow
Architect: Ken Mineau

(Proposal for 341 square feet of one-story additions, interior remodel, and increasing the living room roof height by approximately 11 feet on an existing 6,632 square foot two-story single-family residence, including 1,697 square feet of basement area. The 3.5 acre site is also developed with an existing 2,878 square foot additional dwelling unit with an attached 761 square foot four-car garage. Total on site development will consist of 10,612 square feet. The project requires compliance with Planning Commission Resolution No. 008-06.)

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

Continued indefinitely to Consent with comments:

- 1) Study the two clerestory features and combine them into one element, reduce the height, and provide a revised solution.
- 2) Study the mass, bulk and height of the south elevation, consider reducing the height, and revising the dormers and window placement.
- 3) Study and reduce the fireplace heights.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Denise Woolery** (with the exceptions of **Item E, 237 San Nicholas** as reviewed by **Paul Zink** and **Denise Woolery**; and **Item G, 260 Eucalyptus Hill Drive**, as reviewed by **Jim Zimmerman, Denise Woolery** and **Paul Zink**).