



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, May 16, 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 – 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 Thursday, May 12, 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. 1689 FRANCESCHI RD

A-1 Zone

Assessor's Parcel Number: 019-021-019
Application Number: MST2009-00141
Owner: Jason Yardi
Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

(Review After Final for proposed window alterations and a revised color scheme.)

Continued one week to Consent to accommodate public comment. Provide current photographs of the site.

REVIEW AFTER FINAL

B. 1651 SYCAMORE CANYON RD

A-1 Zone

Assessor's Parcel Number: 019-290-001
Application Number: MST2007-00121
Owner: Assad Mora
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 685 square feet of one- and two-story additions, a 184 square foot accessory building, and a swimming pool. Proposed new construction consists of 3,376 square feet of additions, 2,131 square feet of residential additions, a 1,035 square foot pool house, and a new 210 square foot one-car garage. The existing permitted 3,873 square foot two-story single-family residence, including the existing 538 square foot two-car garage, is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 8,118 square feet is 45% of the maximum guideline floor-to-lot area ratio. Proposal will address violations listed in the enforcement case ENF2006-00683.)

(Review After Final for proposed architectural changes to the building, revise a loggia to enclose 210 square feet, relocate a door, add two openings to the atrium wall, replace the garage doors with a revised style, window alterations, and the removal of a skylight.)

Approved as submitted of Review After Final.

FINAL REVIEW**C. 22 NICHOLAS LN****E-1 Zone**

Assessor's Parcel Number: 015-033-002
Application Number: MST2011-00063
Owner: Brian and Robin Kopeikin
Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6 inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16-18 foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Final Approval is requested. Project Design Approval was granted on February 14, 2011.)

Final Approval with the condition that hedges at front of property do not exceed 42-inches in height.

NEW ITEM**D. 135 MORADA LN****A-1 Zone**

Assessor's Parcel Number: 055-120-026
Application Number: MST2011-00198
Owner: Elizabeth Gradinger
Architect: R. Deming Isaacson

(Proposal to construct a new 343 square foot detached accessory structure and a 232 square foot deck on a 45,764 square foot lot, located in the Hillside Design District, which is currently developed with an existing 2,282 square foot one-story single-family residence and a 504 square foot detached two-car garage. The proposal includes 9.39 cubic yards of cut and the proposed removal of eight existing lemon trees.)

(Comments only; project requires Environmental Assessment.)

Continued indefinitely with the following comments:

- 1) The project is well designed and nearly invisible to neighbors.
- 2) Provide a landscape plan in the area of the accessory building that includes additional screening at the north side. Obtain approval from the Fire Department for compliance with High Fire Area landscape requirements.

NEW ITEM**E. 311 W VALERIO ST R-4 Zone**

Assessor's Parcel Number: 027-162-006

Application Number: MST2011-00199

Owner: David Hodges

Architect: Burnell, Branch & Pester Architecture

(Proposal for an 83 square foot ground floor addition and an 83 square foot second-story addition to an existing two-story 1,861 square foot single-family residence located on a 6,755 square foot lot. Parking is provided in an existing one-car 159 square foot garage. The proposed total of 2,186 square feet is 76% of the maximum floor-to-lot area ratio.)

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

Project Design Approval and Final Approval as submitted 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.

FINAL REVIEW**F. 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. The proposed total of 4,245 square feet is 84% of the floor-to-lot area ratio guideline.)

(Final Approval of landscaping is requested. Final Approval of architecture was granted on April 18, 2011.)

Final Approval as submitted of landscaping.

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