



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, August 22, 2011**      **David Gebhard Public Meeting Room: 630 Garden Street**      **11:00 A.M.**

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**BOARD MEMBERS:**

GLEN DEISLER, CHAIR  
DENISE WOOLERY, VICE- CHAIR (Consent Calendar Representative) - PRESENT  
BERNI BERNSTEIN  
BRIAN MILLER  
FRED SWEENEY (Consent Calendar Representative) - PRESENT  
JIM ZIMMERMAN

**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](http://www.SantaBarbaraCa.gov)

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### **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](http://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](mailto: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, August 18, 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](http://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.

### **PROJECT DESIGN AND FINAL REVIEW**

#### **A. 860 JIMENO RD / 1402 GRAND AVE**

**E-1 Zone**

Assessor's Parcel Number: 029-110-037  
Application Number: MST2008-00402  
Agent: Richele Mailand  
Owner: Joyce and Joe Yob  
Owners: Midwest Institution, LLC

(This project has been revised to add a 562 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor-to-lot area ratio guideline. Proposal for a lot-line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and "as-built" changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff has determined that the changes to the project are in substantial conformance with Conditions of Approval contained in Staff Hearing Officer Resolution No. 046-09.)

**(Project Design & Final Approval is requested for alterations to 1402 Grand Ave. 860 Jimeno was granted Project Design & Final Approval on July 5, 2011.)**

The following interested parties expressed concerns regarding the proposed project:  
Mike and Linda Cahill (adjacent neighbors); and Tony Fischer (Attorney).

**Project Design Approval and Final Approval for 1402 Grand Avenue 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 subject to the following conditions:**

- 1) Show the landing and grades at the garage.
- 2) Landscaping screening at the garage is not to exceed the height of the ridge of the garage.

### **REVIEW AFTER FINAL**

#### **B. 3443 and 3501 SEA LEDGE LN**

**A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-004  
Application Number: MST2006-00731  
Owner: Kathleen and E. Thomas Dunlap Jr., Trustees  
Agent: Alicia Harrison

(Proposal for demolition and relocation of existing entry gates, columns and driveway; relocate existing entry way light fixtures and associated electrical box; construction of a new 8 foot plaster wall; and landscaping. The proposed project takes place on both 3443 and 3501 Sea Ledge Lane.)

**(Review After Final for revised column locations, revised spa shape, change to the roof shape, simplify the patio and deck, removal of planters, and change to the siding and railing.)**

**Postponed one week.**

**REVIEW AFTER FINAL****C. 2010 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-002  
 Application Number: MST2009-00294  
 Owner: Bradford and Cathy Simon  
 Designer: Mark Morando

(Proposal to address violations in ENF2009-00219 by permitting as-built alterations to the second floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. The project received Staff Hearing Officer approval on 7/28/10 (Resolution No. 039-10) for three modifications: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for parking within the required fifteen foot front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor-to-lot area ratio.)

**(Comments only; project requires abatement of additional violations listed in ENF2011-00676. The removal of a coral tree and alterations to the front paving requires a Substantial Conformance Determination regarding the Conditions of Approval by the Staff Hearing Officer, Resolution No. 039-10.)**

**Continued indefinitely with comments:**

- 1) The Board finds the proposed replacement tree acceptable.
- 2) The "as-built" revised paving and rectangle-shaped planter is unacceptable; the applicant is directed to remove the "as-built" paving and rectangle-shaped planter and return it to the original design as approved on September 27, 2010.
- 3) Return to Consent and provide a landscaping plan that includes specific landscaping in the area where the "as-built" paving is required to be removed.
- 4) Prior to returning to Consent for approval, the enforcement case ENF2011-00676 must be abated and closed.

**PROJECT DESIGN AND FINAL REVIEW****D. 1417 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-006  
 Application Number: MST2011-00096  
 Owner: Maria Cruz Rodriguez Cordoba, Living Trust  
 Designer: Cesar Cruz

(Proposal to construct a 496 square foot second-story addition and a 147 square foot first-floor addition to an existing one-story 1,079 square foot single-family residence. The proposal includes a new 3.5 foot tall fence, the demolition of an existing one-car carport, and construction of a new 323 square foot two-car carport to be located at the rear of the property. The proposed total of 2,045 square feet on a 4,000 square foot lot is 93% of the floor-to-lot area ratio guideline for a single-family residence located on a C-P zoned parcel.)

**(Project Design & Final Approval is requested.)**

**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 with conditions:**

- 1) Utilize clytostoma vines plantings on the fence along the front property line.
- 2) Utilize dymondia plantings in the driveway planter strip.

**FINAL REVIEW**

**E. 1229 CALLE CERRITO ALTO**

**A-1 Zone**

Assessor's Parcel Number: 041-120-033  
 Application Number: MST2011-00004  
 Owner: Diana F. Thomason  
 Architect: Rex Ruskauff

(Revised proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project received Staff Hearing Officer approval on March 9, 2011 (Resolution No. 009-11) for three requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor-to-lot area ratio guideline. The proposal will address the violations listed in ENF2011-00065 and includes the demolition of the existing guest house.

**(Final Approval is requested. Project Design Approval granted March 21, 2011.)**

Thomas Crandall, neighbor, spoke of concerns regarding south side exterior lighting, and demolition regarding the enforcement case ENF2011-00065.

**Final Approval with conditions:**

- 1) Applicant to either eliminate or pull back the master bedroom balcony to the building line.
- 2) Provide lighting specifications on the plans to comply with City Outdoor Lighting Design Guidelines.
- 3) Eliminate the south facing deck.

**PROJECT DESIGN AND FINAL REVIEW**

**F. 444 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-061-029  
 Application Number: MST2011-00309  
 Designer: Behzad Masooman  
 Architect: Borzou Rahmi  
 Owner: Salmaun Masooman

(Proposal to replace the original 1,116 square foot single-family residence and attached 289 square foot one-car garage that was destroyed in the Tea Fire. The proposal includes construction of 498 square feet of additions to include a new 171 square foot one-story and a new 327 square foot two-story addition. The footprint of the original residence was non-conforming to the location within the required front and interior setbacks. The proposed 542 square foot addition is proposed to comply with the required setbacks. Parking will be maintained with the non-conforming 289 square foot one-car garage. The proposed total of 1,903 square feet, on a 6,804 square foot lot located in the Hillside Design District, is 66% of the maximum required floor-to-lot area ratio.)

**(Project Design & Final Approval is requested.)**

**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 one week to Consent with conditions:**

- 1) Provide a color board.
- 2) Return with eave details; including the connection details of the eaves.
- 3) Provide staircase railings and deck details.
- 4) Provide garage door details.
- 5) Provide window and door details and colors.

### **NEW ITEM**

#### **G. 1465 CRESTLINE DR**

**E-1 Zone**

Assessor's Parcel Number: 049-241-009  
 Application Number: MST2011-00175  
 Owner: Daksha K. Oza, Family Living Trust  
 Designer: Punam Prajapati

(Proposal to construct a total of 349 square feet of new one-story additions, to include 204 square foot kitchen addition and a 145 square foot den addition, and a new 120 square foot second floor deck to an existing 2,456 square foot two-story single-family residence with an attached 500 square foot two-car garage. The proposed total of 2,805 square feet, on a 11,653 square foot lot located in the Hillside Design District, is 71% of the floor-to-lot area ratio.)

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

Charles King, neighbor, submitted letter expressing privacy concerns, and roof drainage.

**Referred to the August 29, 2011, Full Board agenda with the following comments:**

- 1) Study the roof shape of the front addition; study the use of bay windows and sliding door.
- 2) Relocate the second-story deck to a minimum of 13-feet from the interior property line. Study use of a door and window configuration rather than a sliding door.
- 3) Reduce the width of the deck; provide railing material, design, and support details.
- 4) Study window solution at the kitchen addition; consider a corner window and a window over the sink.
- 5) Provide compliance with the Tier 2 Storm Water Management Program (SWMP) requirements.

### **NEW ITEM**

#### **H. 555 LA MARINA DR**

**E-3 Zone**

Assessor's Parcel Number: 035-211-008  
 Application Number: MST2011-00326  
 Owner: Stephen and Joan Price

(Proposal to demolish the "as-built" 182 square foot sunroom and construct a new one-story 239 square foot sunroom and dining room addition to an existing 1,891 square foot one-story single-family residence with an attached 498 square foot two-car garage. The proposed 2,130 square foot total, on a 14,820 square foot lot located in the Hillside Design District, is 49% of the maximum required floor-to-lot area ratio. The proposal will address all zoning violations listed in ENF2011-00105 and ZIR2011-00032, including reducing over-height hedges to the maximum 3.5 feet height and removing the unpermitted deck and all storage items in the interior setbacks.)

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

**Continued one week to Consent with comments:**

- 1) Study the roof pitch and window orientation.
- 2) Show compliance with the required Tier 2 Storm Water Management Program (SWMP).

**NEW ITEM****I. 2 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-085  
Application Number: MST2011-00327  
Owner: Michael Anthony Walker, Revocable Trust  
Applicant: Roy Harthorn

(Proposal for a new 120 linear foot chain link fence varying in height from 3 feet, 6-inches to 6 feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone, and requires Planning Commission review of a Coastal Development Permit.)

**(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)**

**Continued indefinitely to Planning Commission to return to Consent with comments:**

- 1) The Board finds the proposed chain-link fence acceptable with the direction to use a green or black chain-link fence, and the use of existing hedges (to remain) to provide screening, as suggested in the Single Family Residential Design Guidelines.
- 2) The last 10 to 15 feet of the fence along the bluff shall be reinforced to discourage vandalism.

**NEW ITEM****J. 143 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-008  
Application Number: MST2011-00231  
Owner: Andrian I. Kouznetsov

(Proposal to permit an "as-built" 113 square foot one-story addition and interior remodel to an existing 1,943 square foot, one-story, single-family residence with a 383 square foot detached two-car garage and a 161 square foot detached accessory building. The proposal includes a 23 square foot addition to the existing two-car garage, and a 131 square foot addition to the accessory building. The proposal will result in a 2,056 square foot one-story single family residence, a 406 square foot detached two-car garage, and a 292 square foot accessory building. The proposed total of 2,754 square feet of on-site development, on a 30,492 square foot lot located in the Hillside Design District, is 58% of the maximum guideline floor-to-lot area ratio. The project requires Staff Hearing Officer review for a requested zoning modification for encroachment into the required front setback. The proposal will address violations listed in enforcement case ENF2011-00017.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification for alterations and additions within the required front setback.)**

**Continued indefinitely to Staff Hearing Officer (SHO) to return to Consent with comments:**

- 1) The Board found the proposal to be a positive design solution and finds no negative aesthetic impacts regarding the requested modification.
- 2) Study the eave line, beam connection, and step to entry.

Items on Consent Calendar were reviewed by **Fred Sweeney** or **Denise Woolery**.