



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

TUESDAY, September 6, 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
BRIAN MILLER (Consent Calendar Representative) - PRESENT
FRED SWEENEY
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

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, September 1, 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. 241 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-041-014

Application Number: MST2009-00537

Owner: Luis J. Castleman

Architect: Burnell, Branch & Pester Architecture

(Proposal to rebuild a single-family residence destroyed by the Tea Fire. The project includes a new 2,164 square foot two-story residence, attached 478 square-foot two-car garage, and 630 square foot deck. The proposed total of 2,642 square feet on the one acre lot in the Hillside Design District is 53% of the maximum guideline floor-to-lot area ratio.)

(Review After Final to revise the exterior materials to eliminate the faux stone material and change to plaster.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL

B. 814 CORONEL ST

E-1 Zone

Assessor's Parcel Number: 035-260-021

Application Number: MST2011-00087

Owner: Peter Lackner

Architect: Robert Pester

Contractor: Mark Sauter

(Proposal to permit an "as-built" bathroom addition which converts 41 square feet of the existing 387 square foot, two-car garage to habitable area of an existing 1,474 square foot, one-story, single-family residence. Additional alterations include a new one-car garage door, a new entry door to the garage, removing two storage sheds, and repairs to an existing site retaining wall along the driveway. The proposal will result in one covered and one uncovered parking space. The remaining 1,474 square foot one-story, single-family house, on a 9,188 square foot lot in the Hillside Design District, is 43% of the maximum floor-to-lot area ratio. The proposal will address violations listed under ENF2010-00824.)

(Review After Final to change the exterior material to plaster, color change, add new trim to doors, windows, and gutters, alterations to the front entry including a new concrete terrace and a change in the guardrail material, a new pair of French doors, and extension of the roof eave at the front bedroom.)

Approval of the Review After Final with the condition (as noted on Sheet R1-1) to replace the cable railing with a traditional wood picket railing.

REVIEW AFTER FINAL**C. 3501 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00141
Owner: David Neubauer
Designer: Bree Medley Designs

(The project consists of demolishing an accessory structure, storage building, workshop, and two-car garage and constructing a new 494 square foot two-car garage with a 176 square foot workshop. Attached and above to the proposed garage is a new 450 square foot cabana with an approximate 504 square foot deck. A lap pool, spa, and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. The project will result in a 3,468 square foot single-family residence with a detached 720 square foot three-car garage on a 1.03 acre lot.)

(Review After Final for revisions to the foundation plan. The project is scheduled for a subsequent Review After Final, at the Full Board on September 12, 2011, as phase two for alterations to the accessory structure.)

Postponed one week at the applicant's request.

NEW ITEM**D. 901 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-017
Application Number: MST2011-00341
Owner: James B. Perry
Architect: Jolie Wah

(Proposal for site work including 32 cubic yards of grading and alterations to include new retaining walls varying between 1 to 4.5 feet in height, new paths and steps, landscape and water features, new native landscaping, new patio areas, and a new exterior barbeque, sink, and counter area to a site currently developed with an existing 4,983 square foot two-story single-family residence including an attached two-car garage.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

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.

Items on Consent Calendar were reviewed by **Brian Miller** and **Denise Woolery**.