



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 3, 2011

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR

DENISE WOOLERY, VICE-CHAIR

BERNI BERNSTEIN

BRIAN MILLER (Consent Calendar Representative) - PRESENT

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 - ABSENT

KATHLEEN ALLEN, 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 29, 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. 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 construct a new 3,220 square foot two-story residence with a 523 square foot detached two-car garage on a 50,953 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 3,743 square feet is 74% of the maximum guideline floor-to-lot area ratio (FAR).)

(Review After Final to reduce the previously approved residence by 527 net square feet from 3,747 square feet to 3,220 square feet and associated minor facade alterations. A change of the driveway material is also proposed.)

Final Approval as submitted of Review After Final.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 10, 2011.

[Staff notes: The driveway surface was changed from permeable pavers to permeable chip seal.]

FINAL REVIEW

B. 227 LA VISTA GRANDE

E-1 Zone

Assessor's Parcel Number: 015-142-016
Application Number: MST2010-00292
Owner: William W. Coglizer, Living Trust
Designer: Eric Swenumson

(Proposal to construct a 530 square foot one-story addition to an existing 1,263 square foot one-story residence with an attached 448 square foot garage below, resulting in a 2,241 square foot residence with an attached one-car garage and workshop on a 17,685 square foot lot in the Hillside Design District. The proposal is 51% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on October 25, 2010.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 10, 2011.

FINAL REVIEW**C. 524 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-006
Application Number: MST2011-00177
Owner: Robert Blackburn
Applicant: Robert Blackburn

(Proposal to construct a 508 square foot second-floor addition and interior remodel to an existing 1,053 square foot one-story single-family residence, with a detached 221 square foot one-car garage, located on a 5,193 square foot lot in the Lower Riviera Special Design District. The proposal includes a new 52 square foot second-story balcony. The proposed total of 1,782 square feet is 72% of the maximum guideline floor-to-lot area ratio (FAR). The applicant will pursue phasing the project into two separate building permits.)

(Final Approval is requested. Project Design Approval was granted on May 23, 2011.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 10, 2011.

FINAL REVIEW**D. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006
Application Number: MST2010-00315
Owner: Ron A. Sauer
Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a 19 square foot residential addition to provide a connection between the house and the accessory space, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence on a 18,295 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project includes Planning Commission approval. The proposed total of 3,368 square feet is 77% of the maximum guideline floor-to-lot area ratio (FAR).)

(Requests approval for a proposed new pool and spa, site walls, pool equipment, and approximately 60 cubic yards of export.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 10, 2011.

NEW ITEM**E. 1721 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-038

Application Number: MST2011-00375

Owner: David F. Hofstatter

(Proposal to construct 900 linear feet of wood post and rail fence with no-climb v-mesh along the two front property lines on El Cielito and Las Canoas Roads. New gates will be constructed of concrete block and sandstone.)

(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.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, October 10, 2011.

Please note: The Applicant met with neighbors to review the fence design.

Items on Consent Calendar were reviewed by **Brian Miller** and **Fred Sweeney**.