



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 31, 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

FRED SWEENEY

JIM ZIMMERMAN (Consent Calendar Representative) - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor

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 Wednesday, October 26, 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. 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 (FAR).)

(Continuation of the Review After Final for alterations to the paving configuration and landscaping. The project was last reviewed on October 24, 2011.)

(Final Approval is requested. The project was last reviewed on October 24, 2011.)

Final Approval with the condition to add three to five gallon size Rhapsiolepis plants in front of the vehicular curb.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, November 7, 2011.

REVIEW AFTER FINAL

B. 940 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer, Revocable Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed project data were verified to be a three-story 6,257 square foot house, attached 998 square foot garage, and detached 400 square foot garage. The project will increase the size of the previous residence by 1,189 square feet with the conversion of the understory to a basement. The project is located on a 1.3 acre lot in the Hillside Design District. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,655 square feet is 148% of the maximum guideline floor to lot area ratio (FAR).)

(Review After Final for grading alterations to reduce slope of the driveway and add retaining wall.)

(Final Approval is requested. The project was last reviewed on October 24, 2011.)

Seth Olitzky, neighbor, expressed concern regarding whether the proposed driveway met all emergency vehicle accessibility requirements; neighbor and owner discussed and came to a mutual agreement.

Approved 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, November 7, 2011.

REVIEW AFTER FINAL

C. 11 EALAND PL

A-1 Zone

Assessor's Parcel Number: 019-061-034
Application Number: MST2009-00577
Owner: Wood 2006 Trust
Designer: Wade Davis Design
Contractor: Rick RJ Spann, Inc.
Landscape Architect: Brian Brodersen

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is a new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is no longer requested to provide the required open yard area in the front yard. The redesigned project is requesting approval of a modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio (FAR).)

(Review After Final for alterations to the approved landscape plan.)

Approved 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, November 7, 2011.

REFERRED BY FULL BOARD**D. 1304 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-251-001
Application Number: MST2008-00385
Owner: Joe Weber and Jillian Reed
Architect: Dawn Sherry

(Proposal for a 169 square foot first-floor addition, 248 square feet of second-floor additions, and a façade remodel including the replacement of the existing pitched roof with a flat roof on an existing 2,728 square foot two-story single-family residence with an attached two-car garage. The proposal includes a 307 square foot roof deck above the first floor with exterior stairs, a 43 square foot second-story deck, a rear patio and swimming pool, and the demolition of a total of 239 square feet (including 151 square feet of permitted square footage and 88 square feet of "as-built" square footage). The project received Staff Hearing Officer approval of a zoning modification. The proposed total of 2,994 square feet, on a 10,605 square foot lot in the Hillside Design District, is 79% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. The project was last reviewed on October 24, 2011.)

Final Approval with conditions:

- 1) Eliminate the Lemonade Berry plantings.
- 2) Eliminate the pump lift station from the plans.
- 3) Add permeable paving at the rear patio to satisfy Tier 2 Storm Water Management (SWMP) requirements.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, November 7, 2011.

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