



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, November 28, 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

FRED SWEENEY (Consent Calendar Representative) - PRESENT

JIM ZIMMERMAN

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 Kathleen Allen at (805) 564-5470 extension 2685, or by email at kallen@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 Tuesday, November 22, 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.

NEW ITEM

A. 1900 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-083-020
Application Number: MST2011-00438
Owner: John C. Bedford
Architect: Dennis Thompson

(Proposal for alterations to an existing 3,082 square foot one-story single-family residence consisting of alteration to siding material, window and door changes, installation of four new flat skylights. Proposed site alterations in the front yard consist of new patios, new block retaining walls up to four feet in height, removal of a 48 inch trunk diameter Pepper tree, construction of two trellises, and detached fireplace. The project includes 183 square feet of fill grading to create more level front yard area.)

(Project requires Hillside Design District findings and Grading findings.)

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 indefinitely to Consent with conditions:

- 1) The Board made the grading findings that the proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains.
- 2) The Board made the grading finding that the proposed grading will not cause a substantial loss of southern oak woodland habitat.
- 3) Provide a color board.
- 4) Provide a detail of the trellis showing relationship to the roof eave.
- 5) Submit information for stucco finish.
- 6) Provide a detail of trellis footing and show the height of the trellis.
- 7) Provide planting and landscaping information.
- 8) Verify that removal of the Pepper Tree complies with the City Tree Preservation and Maintenance of Approved Landscaped Plans Ordinance.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, December 5, 2011.

FINAL REVIEW**B. 652 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-012
Application Number: MST2011-00345
Owner: Brian & Marisa Brenninkmeyer
Architect: Lori Kari

(Proposal for "as-built" removal of a one-car carport, replacement of the carport with an uncovered parking space surrounded by a wall/railing exceeding 3.5 feet in height, permitting an "as-built" 42 square foot one-story addition, "as-built" conversion of 500 square feet of basement area to habitable space, an "as-built" 150 square foot trellis, a new 148 square foot balcony, new awnings, new windows, alterations and an interior remodel to an existing two-story single-family residence on an 8,054 square foot lot. Also proposed is an "as-built" open masonry structure with walls, a gable roof and a concrete pad on the adjacent parcel (APN 027-270-014). The proposal will result in a 2,824 square foot residence, located on an 8,054 square foot lot and is 88% of the maximum guideline floor-to-lot area ratio (FAR). The project requires Staff Hearing Officer review for requested Zoning Modifications. The proposal will address the violations outlined in the enforcement case (ENF2011-00413).)

(Project requires compliance with Staff Hearing Officer Resolution 044-11.)

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) Applicant to provide a tile roof to match existing tile roof for the "as-built" sitting room located on the northeast portion of the residence.
- 2) Remove 24-inches of concrete surrounding the base of the oak tree. The remaining concrete is to stay in place.
- 3) A landscape planter shall be provided as shown on the plans to prohibit parking a secondary vehicle in the front yard.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, December 5, 2011.

Items on Consent Calendar were reviewed by **Fred Sweeney**.