



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, December 12, 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 - ABSENT

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 Wednesday, December 7, 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.

FINAL REVIEW

A. 1422 SAN MIGUEL AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-032-022
Application Number: MST2011-00165
Owner: Wayne Greene
Architect: Jack Shaffer

(Proposal for 571 square feet of residential additions, consisting of 262 square feet on the second floor and 309 square feet on the third floor, of an existing 3,055 square foot three-story, single-family residence. No changes are proposed to the existing 1,092 square foot basement. The site includes an existing detached 1,179 square foot garage/accessory building, involving a two-car garage, an accessory building, and a covered patio area. The proposal includes 1,368 square feet of existing patios and decks, a 500 square foot lawn area proposed at grade and involving 46 cubic yards of fill, a new 534 square foot veranda and stairs, a new 77 square foot deck on the third floor. The proposed total of 4,805 square feet, on an 18,664 square foot lot, is 109% of the guideline floor-to-lot area ratio.)

(Project received Project Design Approval on June 20, 2011. Final Approval is requested.)

Final Approval with the condition that the applicant shall apply for a Coastal Exemption prior to receiving a Building Permit.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, January 3, 2012.

PROJECT DESIGN AND FINAL REVIEW

B. 1020 PLACIDO AVE R-4 Zone

Assessor's Parcel Number: 039-262-008
Application Number: MST2011-00252
Owner: Abigail Solomon-Godeau
Architect: Christine Pierron
Owner: Housing Authority of Santa Barbara

(Proposal for alterations to an existing two-story 2,271 square foot single-family residence to be converted to a congregate care facility. The exterior alterations include a new accessible parking space, accessible ramp, stairs, trash enclosure, deck, and site walls exceeding 3.5 feet in the front yard.)

(Project requires compliance with Staff Hearing Officer Resolution No. 044-11. Project was last reviewed on October 10, 2011.)

Project Design Approval and Final Approval as submitted, with the comment that the project complies with Resolution No. 044-11.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, January 3, 2012.

PROJECT DESIGN AND FINAL REVIEW**C. 1312 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-092-011
Application Number: MST2010-00383
Owner: Ian M. Jones

(Proposal to construct a 312 square foot one-story addition to an existing 888 square foot one-story single-family residence and an existing 180 square foot detached one-car garage located on a 4,850 square foot lot in the Lower Riviera Special Design District. The proposed total of 1,380 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

(Project Design and Final Approval is requested. Project was last reviewed on July 18, 2011.)

Project Design Approval and Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, January 3, 2012.

NEW ITEM**D. 654 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-005
Application Number: MST2011-00439
Owner: Kellie Stoelting Living Trust
Architect: Tod Stockwell
Contractor: Ben Tatman
Agent: Taylor Tatman

(Proposal for a 127 square foot one-story addition to an existing 2,159 square-foot, one-story single-family residence, including an existing detached two-car garage. The proposed total of 2,286 square feet, located on a 10,018 square foot lot in the Hillside Design District, is 61% of the maximum floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting 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, and with the finding that Hillside Design District and Sloped Lot Findings have been met as stated in subsection 22.69.050.B 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 Tuesday, January 3, 2012.

FINAL REVIEW**E. 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.)

(Project is under construction. Approval of Landscaping Plan was deferred and is now requested.)

Final Approval as submitted of the landscaping.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, January 3, 2012.

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