



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, March 5, 2012

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
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 4:30 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, February 29, 2012, 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.

CONTINUED ITEM

A. 20 ALISAL RD

A-1 Zone

Assessor's Parcel Number: 019-312-009
Application Number: MST2011-00288
Owner: Embree- Englesberg Community Property Trust
Architect: James Macari
Applicant: MBJ Homes
Owner: Michael B. Christina M. Johnson

(This is a revised project description. Proposal to construct a new 2,777 square foot two-story single-family residence and a new 482 square foot attached two-car garage located on a 41,382 square foot lot in the Hillside Design District. The previous residence was destroyed by the Tea Fire. The current proposal will relocate the garage outside of the required public right-of-way. The project requires Staff Hearing Officer review for a requested zoning modification to allow the new house and garage to encroach into the required front setback. The proposed total of 3,259 square feet is 66% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Continued indefinitely to the Staff Hearing Officer to return to Consent with comments:

- 1) The Board understands the site constraints and finds the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) Provide all applicable details; including chimney cap details (Sheet A-7), as called out on elevations.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 12, 2012.

REVIEW AFTER FINAL

B. 260 EUCALYPTUS HILL DR

A-2 Zone

Assessor's Parcel Number: 015-050-012
Application Number: MST2011-00140
Owner: Rose Tarlow, Revocable Trust
Architect: Ken Mineau

(Proposal for 403 square feet of one-story additions, interior remodel, and increasing the living room roof height by approximately 11 feet on an existing 6,632 square foot two-story single-family residence. Project includes adding 51 square feet to the existing 1,697 square foot basement area. The 3.5 acre site is also developed with an existing 2,878 square foot additional dwelling unit with an attached 761 square foot four-car garage. Total on-site development will consist of 10,725 square feet and is 168% of the maximum guideline floor-to-lot area ratio (FAR) (111% for the primary residence and 57% for the secondary residence).)

(Review after Final for changes to first level windows, doors, dining room plate height, roof, and outdoor fireplace; and changes to basement level powder room.)

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, March 12, 2012.

PROJECT DESIGN AND FINAL REVIEW

C. 2 OLIVER RD

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-085
Application Number: MST2011-00327
Owner: Michael Anthony Walker, Revocable Trust
Applicant: Roy Harthorn

(Proposal for a new 120 linear foot chain link fence varying in height from 3 feet, 6-inches to 6 feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone, and requires Planning Commission review of a Coastal Development Permit.)

(Project Design and Final Approval is requested. Project requires compliance with Planning Commission Resolution 004-12.)

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, March 12, 2012.

FINAL REVIEW

D. 652 RICARDO AVE

E-1 Zone

Assessor's Parcel Number: 035-170-025
Application Number: MST2011-00368
Owner: Petersen, Roy Calvin
Architect: Tom Ochsner

(Revised project. Proposal for a remodel and construction of a 402 square foot second-story addition and a 615 square foot one-story addition to an existing 2,027 square foot, one-story, single-family residence, including an attached two-car garage, located on a 20,831 square foot lot in the Hillside Design District. The proposal includes a new covered porch, and new patios and decks. The proposed total of 3,044 square feet is 65% of the maximum floor-to-lot area ratio (FAR) guideline. The project includes Staff Hearing Officer review for requested zoning modifications. This project will address the violations listed in ZIR2011-00176.)

(Final Approval is requested. Project Design Approval was granted on February 27, 2012.)

Final Approval as noted on Sheet A-9.2 (to add chimney screen detail and garage door details and specifications on plans).

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 12, 2012.

Items on Consent Calendar were reviewed by **Brian Miller**.