



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, March 19, 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
DAN GULLETT, Associate Planner – PRESENT (only for Item C).
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, extension 3308. 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, March 13, 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.

FINAL REVIEW

A. 1580 ORAMAS RD

E-1 Zone

Assessor's Parcel Number: 029-060-031
Application Number: MST2011-00196
Owner: Robert and Lynn Burtness Living Trust
Architect: Donald Sharpe

(Proposal to construct a new detached 750 square foot garage/workshop structure located on a 24,960 square foot lot in the Hillside Design District. 350 square feet of the proposed 750 square foot structure is allocated as additional garage area and the remaining 400 square feet will comprise the accessory workshop area. The existing 3,820 square foot two-story, single-family residence, and 400 square foot detached two-car garage will remain unaltered. The proposal results in the cumulative maximum allowed total of 750 square feet of garage square footage allowed for a parcel in the E-1 zone and on a lot greater than 20,000 square feet.)

(Final Approval is requested. Project Design Approval was granted on May 31, 2011. Compliance with Tier 3 Storm Water Management Program (SWMP) is required.)

Final Approval as noted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 26, 2012.

CONTINUED ITEM

B. 2115 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 025-242-008
Application Number: MST2012-00080
Owner: Samuel Manning Welch
Applicant: Peter Hale

(Proposal to construct a new one-story 496 square foot detached accessory structure located on a 9,750 square foot lot currently developed with an existing one-story 1,655 square foot single-family residence and a detached 265 square foot one-car garage. The proposal will result in a total of 2,416 square feet of onsite development and is 67% of the maximum required floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project was last reviewed on March 12, 2012.)

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 26, 2012.

NEW ITEM**C. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
Application Number: MST2012-00092
Owner: Marc Zoradi
Applicant: Trish Allen
Architect: Lovita Wibisono
Engineer: Insite Civil, Inc.
Contractor: Leonard Unander

(Proposal for alterations to an existing 6-foot tall, 130 linear foot stucco wall located along the front property line. Alterations include adding eight new stone clad columns, adding a stone cap along the entire length of the wall, and adding two pedestrian gates; one 6-foot 6-inch wood gate, and one 6-foot wrought iron gate. The alterations result in an increase in height by approximately 10-inches at the locations of the new columns. An 8,331 square foot single-family residence is currently under construction and was approved under MST2008-00221. Proposal includes Staff Hearing Officer review for requested zoning modifications.)

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

Presented by Dan Gullett, Associate Planner.

David Schott, adjacent neighbor, commented on the proposed design of the wall.

Continued indefinitely to Consent with comments:

- 1) Lower gate columns approximately 3-inches.
- 2) The proposed wall changes are an aesthetic improvement by breaking up the monotony of the wall.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, March 26, 2012.

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