



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, April 30, 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  
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  
GLORIA SHAFER, Alternate Commission Secretary

**Website:** [www.SantaBarbaraCa.gov](http://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](http://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](mailto: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, April 25, 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](http://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. 2425 CALLE GALICIA**

**E-1 Zone**

Assessor's Parcel Number: 041-412-003  
Application Number: MST2011-00320  
Owner: Miguel Alejandro Munoz  
Architect: On Design Architects

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final for window changes on the east and north elevation and an increase to the roof height. Comments only; project requires Staff Hearing Officer review for requested zoning modifications.)**

**Continued indefinitely to the Staff Hearing Officer to return to the Consent Calendar with the comment that the Board found that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.**

### **REFERRED BY FULL BOARD**

#### **B. 958 ARBOLADO RD**

**E-1 Zone**

Assessor's Parcel Number: 019-232-010  
Application Number: MST2012-00020  
Owner: Daniel Greiwe and Phyllis Myers  
Designer: Chris Cottell

(Proposal to construct 353 square feet of new additions, to include 203 square feet on the ground floor and 150 square feet on the second floor, and exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,787 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot-area ratio (FAR).)

**(Final Approval is requested. Project Design Approval was granted on January 30, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)**

Public: Barbara Bonadeo, neighbor, was present for the hearing.

**Final Approval as submitted of the Architecture only. Landscape plan continued indefinitely to Consent Calendar.**

**NEW ITEM****C. 1120 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-001  
Application Number: MST2012-00153  
Owner: Tom Craveiro

(Proposal to replace the existing synthetic shake roof material with a proposed new one-piece "S" tile roofing material for an existing two-story, single-family residence located in the Hillside Design District.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval of the project 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) S-tiles have been approved subject to the following conditions, which are required to be reproduced on the plans prior to issuance of a building permit:  
The applicant follows installation details, as conditions of approval, to make the roof more authentic in appearance. The required installation details include:
  - a. Use of a double starter row of two-piece barrel tile is employed at the eave ends;
  - b. The roof has 15% to 20% of the field tiles laid with mortared randomly placed boosters (kickers); and
  - c. Natural cement mortared hips and ridges are present.
- 2) Provide a mix color blend of both the Viejo blend and Terra Cotta blend.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 7, 2012.

**NEW ITEM****D. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006  
Application Number: MST2012-00145  
Owner: Neil Dipaola  
Architect: Dan Weber

(Proposal to increase the size of second-story window to replace an existing second-story window and to add a punched-out opening with a counter top and barbeque for the second-story deck along the proposed west wall of the deck to an existing single-family residence with an attached two-car garage. The project includes Staff Hearing Officer review for a requested zoning modification.)

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

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

- 1) The Board found that the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) The Board reviewed the proposed smooth-trowel stucco on the chimney and found it to be acceptable.
- 3) The Board reviewed moving the proposed entry stairway approximately two feet further away from the existing Oak tree and found it to be acceptable.

**NEW ITEM****E. 779 N ONTARE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-031-025  
Application Number: MST2012-00162  
Owner: David and Mary Elizabeth Chatenever  
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided.)**

**Continued one week to Consent Calendar with comments:**

- 1) Provide photos of the back yard towards the eastern neighbor.
- 2) Provide studies of roof options for the front entry.
- 3) Show elevations of the grade adjacent to the new deck.

**NEW ITEM****F. 1312 DOVER RD****E-1 Zone**

Assessor's Parcel Number: 019-202-001  
Application Number: MST2012-00165  
Owner: Eder Family Trust  
Applicant: Steve Morando

(Proposal to permit "as-built" alterations to an existing two-story, single-family residence located in the Hillside Design District. The alterations include enclosing an existing patio and trellis with an operable patio cover and replacing existing shutters with two (2) windows, and adding three (3) new windows and one (1) new door.)

**(Action may be taken if sufficient information is provided.)**

**Project Design Approval and Final Approval of the project 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 the condition that the new rafter tails on the patio cover (east elevation) match the existing adjacent rafter tails on the patio cover (south elevation).**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, May 7, 2012.

Items on Consent Calendar were reviewed by **Jim Zimmerman**.