



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, July 23, 2012** **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**  
**BOARD MEMBERS:**

DENISE WOOLERY, *Chair*  
FRED SWEENEY, *Vice-Chair*  
BERNI BERNSTEIN  
BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT  
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT  
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT  
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:** DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:** ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):** JOHN CAMPANELLA

**STAFF:** JAIME LIMÓN, Design Review Supervisor  
KATHLEEN ALLEN, Planning Technician - PRESENT  
KATHLEEN GOO, 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, July 23, 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. 1600 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-050-033  
Application Number: MST2008-00518  
Owner: Gardner Family Trust  
Architect: Bruce Biesmon-Simons  
Owner: Ted Gardner  
Landscape Architect: Charles McClure

(Revised proposal to construct a new 4,997 square foot three-story single family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline floor-to-area ratio (FAR).)

**(Review After Final for proposed alterations to change the battered wall in front of the book house to an engineered block wall. Project was continued from Consent Review on July 16, 2012.)**

**Continued indefinitely with comments to provide a plan to show the location the proposed wall including landscaping and proposed wall finish details (e.g., sandstone, stucco, etc.), and how the finish details relate to the aesthetics of the residence.**

### **NEW ITEM**

#### **B. 126 E CONSTANCE AVE**

**E-1 Zone**

Assessor's Parcel Number: 025-041-003  
Application Number: MST2012-00267  
Owner: Bruce L. Belfiore

(Proposal to replace the existing shake roof with a new U.S. Claylite S-Tile roof, Chaparral Blend color for an existing two-story single-family residence located in the Mission Area Special Design District.)

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

**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 the condition that the s-tile is approved with the standard conditions of approval per the Single Family Residential Guidelines.**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, August 21, 2012.

**NEW ITEM****C. 1235 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-021-030

Application Number: MST2012-00266

Owner: John and Suzanne Hoenigman Family Trust

(Proposal to construct two new roof coverings totaling 650 square feet for two existing second-story decks on an existing 2,900 square foot, two-story residence with an attached 850 square foot, three-car garage on a 14,400 square foot lot located in the Hillside Design District. The proposed total of 3,750 square feet is 88% of the maximum required floor-to-lot area ratio (FAR).)

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

**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 the Hillside Design District Findings have been met as stated in subsection 22.69.050.B of the City of Santa Barbara Municipal Code with the condition to provide a colors and materials board; and the Board's recommendation to lower the height of the parapet over the one-car garage to 25 feet or less in height.**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Tuesday, August 21, 2012.

**NEW ITEM****D. 2432 CALLE SORIA****E-1 Zone**

Assessor's Parcel Number: 041-393-027

Application Number: MST2012-00275

Owner: Steve Fennell

Architect: Paul Zink

(Proposal for exterior alterations and a 200 square foot interior remodel of an existing single-story, 1,195 square foot single-family residence with an attached 436 square foot two-car garage on an 11,598 square foot lot in the Hillside Design District. The proposed exterior alterations include replacing the front entry covering, adding three new bay windows totaling 35 square feet, replacing windows, and adding a new concrete patio and permitting an "as-built" side entry door to the garage. The proposed total development of 1,666 square feet is 43% of the guideline floor-to-lot area ratio (FAR).)

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

**Project Design Approval and Final Approval as noted with Storm Water Management Program measures, and 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 the Hillside Design District 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, August 21, 2012.

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