



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**TUESDAY, September 4, 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) - PRESENT

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

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
MICHELLE BEDARD, 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, August 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](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.

## **FINAL REVIEW**

### **A. 222 LA MARINA DR**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-221-013  
Application Number: MST2011-00333  
Owner: Thomas Smead  
Agent: Jerry Rocci  
Architect: J. Michael Holliday

(Proposal to construct a new 1,902 square foot two-story single-family residence with an attached 405 square foot two-car garage located on a 6,050 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The existing 1,408 square foot one-story single-family residence will be demolished. The proposed 2,307 square foot residence is 86% of the maximum required floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project Design Approval was granted on November 7, 2011.)**

#### **Final Approval with conditions:**

- 1) Include a colors and materials schedule on the plans, per the approved color board dated 9/04/2012.
- 2) Remove the fountain element from the required interior setback.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, September 10, 2012.

## **PROJECT DESIGN AND FINAL REVIEW**

### **B. 2521 MEDCLIFF RD**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-034  
Application Number: MST2011-00208  
Owner: Thomas E. A. Caesar Family Trust  
Designer: Marcia Vail

(Proposal to permit the "as-built" replacement of an existing 74 linear foot six-foot tall wood fence located within required front setback and the right-of-way along La Jolla Circle, and to relocate an "as-built" 64 linear foot 3.5-foot tall wood fence located in the right-of-way along Medcliff Road. The parcel is currently developed with an existing one-story single-family residence. The improvements will address the enforcement issues identified in ENF2011-00086. The project requires Staff Hearing Officer review for a requested zoning modification to allow a portion of the existing "as-built" fence to exceed 3.5 feet in height within the required setback. This proposal also requires an encroachment permit from the Public Works Department to allow the construction of the fences to be located within the public right-of-way.)

**(Project Design Approval and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 042-11. The project was last reviewed by SFDB on October 24, 2011.)**

**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, and as noted:**

- 1) Approved landscaping includes:
  - a) Potato Vine planed inside the rear yard fence along La Jolla; and
  - b) Street trees approved by City Arborist in the right-of-way along La Jolla.
- 2) The glass of the light fixtures on the pillars along Medcliff is to be opaque glass.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, September 10, 2012.

**NEW ITEM**

**C. 309 CORDOVA DR**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-023-006  
Application Number: MST2012-00333  
Owner: Chris Kyle  
Designer: Tony Xiques

(Proposal to construct two new trellises, add new shutters and planter boxes, install new window trim and change the exterior paint color of an existing 2,266 square foot single-family residence with an attached 424 square foot two-car garage.)

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

**Continued one week to Consent:**

- 1) Study relocating the existing olive tree to the corner planter next to the driveway, or another appropriate place in the front yard.
- 2) Add a climbing vine at the trellis.
- 3) A recommendation was made to consider reducing the amount of driveway paving along the northern interior property line.
- 4) Add a trellis element above the garage; design acceptable without brackets where it intersects with the roof.
- 5) Revise the elevations to be precise; recommendation to use the trim command in the design program.
- 6) Provide current color site photographs, specifically to provide indication of existing landscaping.

Items on Consent Calendar were reviewed by **Brian Miller** and **Lisa James**.