



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, September 17, 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)
JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician - PRESENT
 KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items were reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants were advised to approximate when their item was to be heard and arrive 15 minutes prior to the item being announced. If applicants was not in attendance when the item was announced for hearing the item, the item would have been moved to the end of the calendar agenda.

The applicant's presence was suggested so that the applicant could answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancelled or postponed an item without providing advance notice, the item would have been postponed indefinitely and would not have been 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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at MBedard@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 the SFDB meetings, 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.

POSTING: On Thursday, September 13, 2012, this 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.

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 23, 2012.)

Approval of Review After Final as submitted, noting for the record that the landscaping is to remain as previously approved.

REVIEW AFTER FINAL**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 Cottrell
Landscape Architect: Chris Gilliland

(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 an 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).)

(Review After Final for requested alterations to some window locations, sizes, and materials, and addition of a new storage door below the south deck.)

Approval of Review After Final as submitted.

FINAL REVIEW**C. 1651 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-290-001
Application Number: MST2012-00169
Owner: Assad Mora

(Proposal for a new 2,490 square foot second-story addition to an existing 8,218 square foot two-story, single-family residence, including an existing 184 square foot attached accessory space, and 748 square feet of garages, provided by an attached two-car and one-car garage. An existing detached 148 square foot storage shed is proposed to remain. The proposed total of 10,856 square feet, located on a 24.68 acre parcel in the Hillside Design District, is 59% of the guideline floor-to-lot area ratio (FAR). A separate addition is currently in construction under building permit BLD2009-02063.)

(Final review of details.)

Final Approval of final landscape details and roof details with the condition that applicant shall either comply with the previously approved Tier 2 SWMP or obtain a SWMP exemption from the Creeks Division.

REVIEW AFTER FINAL**D. 1967 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-050-002
Application Number: MST2009-00219
Owner: Ronald Dinning
Architect: James McGarry

(Proposal to rebuild a 2,301 square foot one-story single-family residence destroyed in the Tea Fire. The detached 529 square foot two-car garage did not burn. Proposed is a two-story 3,130 square foot house with a 104 square foot roof deck. The proposed total of 3,803 square feet on the 32,916 square foot lot in the Hillside Design District is 78% of the maximum guideline floor-to-lot area ratio.)

(Review After Final to replace an existing low boulder wall with a new reinforced concrete wall, varying in height from 6-inches to 7-feet, and approximately 130 linear feet.)

Approval of Review After Final for revised retaining wall with the condition that the applicant shall reproduce a color photograph detail of the existing retaining wall for which this wall is to match.

FINAL REVIEW**E. 805 RAMETTO LN****A-2 Zone**

Assessor's Parcel Number: 015-120-009
Application Number: MST2012-00342
Owner: Michael W. Barr
Agent: Mark Morando

(Proposal to permit the as-built facade alterations and interior remodeling of an existing 2,932 square foot, two-story, single-family residence located on a 1.62 acre lot in the Hillside Design District. Alterations include the replacement of all windows and doors, new stucco siding, and new wrought iron railing to enclose a new 198 square foot roof deck. Site alterations include a new 13 linear-foot and 9-foot tall free standing CMU wall at the entry, replacement of the existing concrete patio with a new black slate patio, and a new pebble finish concrete walkway from the existing detached 470 square foot carport to the entry of the residence. The existing residence is 64% of the guideline floor-to-lot area ratio (FAR). Proposal will address violations of ENF2012-00475.)

(Final Approval is requested. Project requires compliance with Tier 2 SWMP.)

Final Approval as submitted.

FINAL REVIEW**F. 502 E MICHELTORENA ST R-2 Zone**

Assessor's Parcel Number: 029-031-001
Application Number: MST2011-00186
Applicant: Paul Zink
Owner: Douglas Foster

(Proposal to construct a 430 square foot one-story addition to the existing 900 square foot one-story single-family residence located on a 5,194 square foot lot. The proposal includes demolition of the 182 square foot detached one-car garage and construction of a 185 square foot attached one-car garage, and removal of two trees. The project includes Planning Commission Approval of zoning modifications (Resolution No. 017-11). The parcel is located in the Lower Riviera Special Design District.)

(Final Approval is requested. Project received Project Design Approval on March 26, 2012.)

Final Approval as submitted.

CONTINUED ITEM**G. 1550 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-234-009
Application Number: MST2012-00349
Owner: Roger Modjeski
Architect: Dan Weber

(Proposal to replace the existing grey composition shingle roof with a new Titan standing seam "storm grey" metal roof on an existing one-story single-family residence located in the Hillside Design District.)

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

Referred one week to the Full Board to review the proposed metal roof or propose a revised roof material. Another option is to specify the existing roof material to remain and proceed to the Building & Safety Division.

NEW ITEM**H. 734 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-232-003
Application Number: MST2012-00348
Owner: Michael E. Erickson
Applicant: Macaluso Pools Inc.

(Proposal for a new 15-foot by 28-foot pool and a 6-foot by 8-foot spa located on a property currently developed with an existing single-family residence. The proposal will include less than 50 cubic yards of grading for the new pool, and a new 5-foot tall wood-wire fence to comply with the required pool security fencing.)

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

Postponed one week at applicant's request.

NEW ITEM**I. 1061 GARCIA RD****A-1 Zone**

Assessor's Parcel Number: 029-282-014

Application Number: MST2012-00360

Owner: David Jones and Sandra Tripp-Jones

(Proposal to replace all existing windows and doors from aluminum to aluminum-clad wood Kolbe "green tea leaf" and replace the garage door on an existing single-family residence located in the Hillside Design District.)

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

Project Design Approval and Final Approval as submitted.

NEW ITEM**J. 2251 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-015

Application Number: MST2012-00350

Owner: Wood Family Trust

Applicant: Byron Wood

(Proposal to permit an as-built 112' long trellis over the side patio, an as-built gate and fountain in the courtyard, an as-built potting area, trash enclosure, and trellis on the north side, and as-built 6' high steel driveway gate and perimeter walls along Stanwood Drive. The parcel is currently developed with a single-family residence. The proposal will address zoning violations from ZIR2012-00289.)

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

Project Design Approval and Final Approval as submitted.

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