



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, January 7, 2013**      **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)  
JAIME PIERCE (Consent Calendar Landscape Representative)  
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  
MICHELLE BEDARD, Planning Technician - PRESENT  
ROSA ROGERS O'REILLY, 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 Michelle Bedard at (805) 564-5470, extension 4551, or by email at [MBedard@santabarbaraca.gov](mailto: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 this meeting, please contact the Planning Division at (805) 564-5470, extension 4577. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

**NOTICE:** On December, 17, 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.

### **CONTINUED ITEM**

#### **A. 331 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-050-031  
Application Number: MST2012-00454  
Owner: Daniel Heckman  
Architect: Craig Shallenberger

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal will rebuild the original 2,328 square foot, two-story, single-family residence and attached 412 square foot two-car garage, located within the footprint of the original residence. The proposed total of 2,740 square feet, located on a 11,674 square foot lot in the Hillside Design District, is 72% of the maximum floor-to-lot area ratio (FAR).)

**(Second Concept Review. 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 continued one week to Consent with the following comments:**

- 1) Relocate the front door on the west elevation (as noted on Sheet A-3.1) to be centered between the columns of the front porch.
- 2) Provide the corner banding details; the railing details; cut sheets of the front door and garage door; show exterior lighting details on elevations; and study corbels on porch.
- 3) Provide a landscape plan to indicate current site landscaping; landscaping shall comply with the city low water use plantings and high fire requirements. Consult with Ann Marx for high fire area landscape plan review.
- 4) Provide a color board (8.5x11) for SFDB File.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, January 14, 2013.

### **NEW ITEM**

#### **B. 1150 BEL AIR DR**

**E-1 Zone**

Assessor's Parcel Number: 043-280-018  
Application Number: MST2012-00483  
Architect: Steve Harrel  
Owner: Alta Community Invest, LLC

(Proposal for an interior and exterior remodel to an existing two-story 2,350 square foot single-family residence and a detached 320 square foot two-car garage, located on a 14,810 square foot parcel in the Hillside Design District. Alterations include a new trellis/deck addition, replacement of all windows and doors, the addition of one new window and one new door, adding shutters to the windows, and the replacement of the garage door.)

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

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

- 1) Address zoning plan check corrections.
- 2) Update plans and label all existing siding and proposed new siding; update windows to reflect all proposed details, including trim and shutter details; indicate replacement windows to be replaced in same window openings, i.e. no increase of window sizes and no new windows within the setback.
- 3) Provide a larger scale site plan on cover sheet; provide both existing and proposed elevations and floor plans on separate sheets.
- 4) Provide all details on plans; include deck and railing details.
- 5) Provide a colors and materials board (8.5x11) for the SFDB file.

**NEW ITEM****C. 1661 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-040  
Application Number: MST2012-00489  
Owner: Snowden Family Trust  
Architect: Robert Klammer  
Engineer: Mark Rogers

(Proposal for an interior remodel and exterior alterations to an existing one-story 2,462 square foot single-family residence and attached 421 square foot two-car garage located on an 20,473 square foot parcel in the appealable jurisdiction of the Coastal Zone. Exterior alterations include replacement of doors and windows, removal of an existing spa and construction of a new spa attached to the existing pool, addition of a new trellis, a new outdoor fireplace, demolition of existing site fences/gates and construction of a new 8-foot tall wall and new 6-foot tall gates.)

**(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.**

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, January 14, 2013.

**NEW ITEM****D. 1035 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-004  
Application Number: MST2012-00344  
Landscape Architect: Sam Maphis  
Owner: Peter Sadowski

(Proposal to construct two 5-foot tall driveway gates and one 5.5-foot tall pedestrian gate to be located between existing 3.5-foot tall stucco columns and site walls along the front of the property. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the gates to exceed the maximum 3.5-foot height within the 10-foot setback.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer Review for requested zoning modifications.)**

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

- 1) The proposed modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines. Given the existing site topography and the existing approved site walls, the Board found that the application as proposed is an aesthetically appropriate solution.
- 2) The proposed height, colors, and design materials of the gates are appropriate.

A conforming solution was discussed but the proposed application was found to be the best aesthetic design solution.

**NEW ITEM****E. 3103 ARGONNE CIR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-262-005  
Application Number: MST2012-00492  
Owner: Ralph Hyatt III 2011 Irrevocable Trust  
Architect: Lori Kari

(Proposal for an interior remodel and construction of a 688 square foot one-story addition to an existing one-story, 1,124 square foot single-family residence with a detached 376 square foot two-car garage, located on an 8,920 square foot parcel. The proposal includes construction of a new one-story 276 square foot accessory addition to the rear of the existing detached garage, and a new 184 square foot ground level deck. The proposed 2,464 square foot total is 72% of the maximum floor-to-lot area ratio (FAR).)

**(Concept review; 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 continued indefinitely to Consent with comments:**

- 1) Include all final details.
- 2) Show the roof slopes on the roof plan.
- 3) Indicate existing landscaping to comply with low-use water-wise requirements (80/20).

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, January 14, 2013.

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