



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

TUESDAY, May 29, 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
KATHLEEN GOO, Commission Secretary

Website: 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. 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. 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, May 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.

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. 1150 HARBOR HILLS DR

E-1 Zone

Assessor's Parcel Number: 035-313-002
Application Number: MST2010-00368
Owner: Avo and Arda Semerjian Family Trust
Architect: Gregory Jenkins

(Proposal for an exterior remodel and 504 square feet of one-story additions to an existing 1,971 square foot one-story single-family residence. The proposal involves the conversion of the existing 470 square foot two-car garage into habitable area and the construction of a new 626 square foot attached three-car garage at the rear of the property and involves 152 cubic yards of grading. The proposed total of 3,571 square feet located on a 22,345 square foot lot in the Hillside Design District is 76% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Final Approval is requested. Project shall comply with Tier 3 Storm Water Management Program requirements prior to Final Approval. Project received Project Design Approval on December 6, 2010.)

Final Approval as submitted.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, June 4, 2012.

CONTINUED ITEM

B. 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 Trust
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. Project was last reviewed on April 30, 2012.)

Project postponed at the Applicant's request.

NEW ITEM**C. 30 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-342-020
Application Number: MST2012-00141
Applicant: Tom Smith
Architect: J.R. Walz
Owner: Cindy and Wayne Wecksler

(Proposal to convert 472 square feet of existing unfinished basement area as a new lower floor addition to an existing 1,584 square foot, one-story, single-family residence, with an attached 274 square foot one-car garage, located on a 6,286 square foot lot in the Hillside Design District. The proposal includes door and window alterations, the removal of the "as-built" deck from within the required interior setback, and replacement with new steps at grade. The proposal will result in a two-story, 2,330 square foot single-family residence, and is 85% of the maximum required floor-to-lot area ratio (FAR).)

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

Continued one week to Consent with comments:

- 1) Study railing design; existing railing verticals are spaced too far apart.
- 2) Remove wood lath on second floor deck.
- 3) Stain second floor railing and deck to match the brown stained deck on the first floor.

NEW ITEM**D. 1132 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-181-015
Application Number: MST2012-00183
Owner: Eileen Mira
Applicant: Myles Steimle
Contractor: California Pools

(Proposal for a 450 square foot in-ground swimming pool and spa, and associated pool equipment. The existing 16,117 square foot parcel, located in the Hillside Design District, is currently developed with an existing two-story, single-family residence. No change is proposed to the existing residence.)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval.)

Continued one week to Consent with comments:

- 1) Provide drainage plan, including details demonstrating compliance with Tier 2 Storm Water Management Program.

NEW ITEM**E. 903 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-018
Application Number: MST2012-00190
Owner: JW Realty, LLC
Architect: Al Winsor

(Proposal for site alterations for an existing parcel currently developed with a single-family residence located on a 26,570 square foot lot in the Hillside Design District. The alterations include the demolition of existing retaining walls, construction of new site retaining walls, a new entry gate with columns, alterations and expansion to an existing carport, and resurface of the existing driveway and replacement of a portion of existing gravel driveway with permeable pavers. Other site improvements include new patios and decks, new trellis, new site landscaping and drainage, approximately 100 cubic yards of grading, and exterior lighting. A portion of the new retaining walls, located along the street frontage, is also proposed to occur on the adjacent neighbor parcel at 901 Alston.)

(Action may be taken if sufficient information is provided. The project requires landscaping review. Compliance with Tier 2 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

Postponed indefinitely due to the Applicant's absence.

PROJECT DESIGN AND FINAL REVIEW**F. 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
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).)

(Project Design and Final Approval of landscaping is requested. The project received Final Approval of architecture on April 30, 2012.)

Continued one week.

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