



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, June 25, 2012

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

GLEN DEISLER, CHAIR
DENISE WOOLERY, VICE- CHAIR (Consent Calendar Representative)
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Representative)
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, June 20, 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.

REVIEW AFTER FINAL

A. 2465 CALLE ALMONTE

E-1 Zone

Assessor's Parcel Number: 041-411-019
Application Number: MST2011-00433
Architect: Bryan Pollard
Owner: Gary and Elizabeth Mayer

(Proposal to construct 283 square feet of one-story additions on the lower level of an existing 3,226 square foot, two-story, single-family residence, including an attached three-car garage. The proposal includes exterior facade alterations to windows and doors, remove wood siding on second floor and replace with stucco, remove existing eaves, add a new covered entry element, and 19 cubic yards of grading. The proposed total of 3,509 square feet on a 10,454 square foot lot in the Hillside Design District is 93% of the maximum required floor-to-lot area ratio.

(Review After Final for addition of a 96 square foot, uncovered, second story balcony, changes to roof, windows, doors and fireplace location.)

Approval of Review After Final with the condition to relocate the proposed southwest corner deck so that it is 12-feet, 6-inches from the property line, rather than the proposed 10-feet from the property line.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 2, 2012.

PROJECT DESIGN AND FINAL REVIEW

B. 917 PASEO FERRELO

E-1 Zone

Assessor's Parcel Number: 029-261-006
Application Number: MST2012-00145
Owner: Neil Dipaola
Architect: Dan Weber

(Proposal to increase the size of a second-story window to replace an existing second-story window and to add a punched-out opening with a counter top and barbeque for the second-story deck along the proposed west wall of the deck to an existing single-family residence with an attached two-car garage. The project includes Staff Hearing Officer review for a requested zoning modification.)

(Project requires compliance with Staff Hearing Officer Resolution No. 017-12. The project was last reviewed by SFDB on April 30, 2012.)

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 comments and conditions:

- 1) Project complies with Staff Hearing Officer (SHO) Resolution No. 017-12.
- 2) The barbeque shall not project into the side yard setback.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 2, 2012.

NEW ITEM**C. 1445 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-021

Application Number: MST2012-00234

Owner: Kimbrough Family Trust

(Proposal to replace the existing concrete shingle roof with U.S. Claylite S-Tile, Merlot color.)

(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, 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 conditions:**

- 1) Provide stamped letter from licensed Structural Engineer.
- 2) The S-tile is approved with the standard conditions of approval per the Single Family Residential Design Guidelines.
- 3) Change the proposed roof color to "chaparral".

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, July 2, 2012.

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