



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, August 20, 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

**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 Thursday, August 16, 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.

### **NEW ITEM**

#### **A. 350 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-061-001  
Application Number: MST2012-00290  
Owner: Leslie Hlavicka  
Architect: Hochhauser Blatter Architects

(Proposal to construct a new 1,720 square foot two-story single-family residence with an attached 447 square foot two-car carport located on a 9,392 square foot lot in the Hillside Design District. The previous residence was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for requested zoning modifications. The proposed total of 2,167 square feet is 62% of the maximum floor-to-lot area ratio (FAR). This is a reduced proposal from the previous 3,000 square foot residence, and 84.6% FAR, with an approval that subsequently expired.)

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

**Continued indefinitely to Staff Hearing Officer, to return to Consent, with the positive comments:**

- 1) The Board is in support of the proposed styles and materials, and finds the design to be appropriate for the lot and neighborhood. The Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) Return with landscape, drainage, and irrigation plans.
- 3) Provide a color and materials board.

### **NEW ITEM**

#### **B. 1950 EUCALYPTUS HILL RD**

**A-2 Zone**

Assessor's Parcel Number: 015-100-021  
Application Number: MST2012-00291  
Owner: Deveer Family Trust  
Applicant: Mark Morando

(Proposal to replace existing guardrails along the driveway retaining wall at the front of the single-family residential property; to permit a set of "as-built" stairs and guardrail at a second retaining wall located in the front setback; and to permit an "as-built" second-story deck at the rear of the house. Staff Hearing Officer review is requested for zoning modifications for the driveway guardrail and retaining wall to exceed 42 inches next to the driveway; for the guardrail and retaining wall at the stairs to exceed eight feet in height in the front setback; and for the second-story deck at the rear to encroach into the setback.)

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

An email of support from David and Christine Gress was acknowledged.

**Continued indefinitely to Staff Hearing Officer, to return to Consent, with positive comments that the Board finds the proposed modifications are aesthetically appropriate and do not pose consistency issues with the Single Family Residence Design Guidelines, and the project is ready for SFDB approval.**

**NEW ITEM****C. 20 CAMINO VERDE****A-1 Zone**

Assessor's Parcel Number: 019-282-027  
Application Number: MST2012-00283  
Applicant: Jim Doub  
Owner: Rory Rye and Jim Doub  
Architect: Edwards-Pitman Architects, AIA

(Proposal to construct a new single-family residence to replace one destroyed in the Tea Fire. The proposal includes the construction of a 5,025 square foot, two-story residence and an attached 547 square foot two-car garage for a total of 5,572 square feet. The proposed building height is 26'-9". Also included in the project is 346 square feet of wood decks and refurbishment of an existing swimming pool and spa. No grading is proposed. The proposed total of 5,572 square feet, located on a 1.3 acre parcel in the Hillside Design District, is 108% of the guideline floor-to-lot-area ratio (FAR).)

**(Comments only; project requires environmental assessment.)**

Letters of support were acknowledged from Dennis Dierenfield and Kathy Mora (who also spoke); and an email of concern from Jim and Penny Kay was acknowledged.

**Referred to Full Board with comments:**

- 1) The proposed project style is found to be generally supportable; however, the project is referred to the Full Board for consideration of the overall, size, bulk, and scale, and the proposed project FAR, with the following direction to:
  - a) Return with more complete elevations;
  - b) Provide site sections;
  - c) Consider reducing the 10-foot plate heights;
  - d) Provide a color and materials board; and details including roof materials and color, site walls and railings, etc.; and
  - e) Provide a site landscape and irrigation plan, and address drainage and erosion.

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