



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 29, 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)
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

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 – ABSENT
TONY BOUGHMAN, 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 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 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, October 25, 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. 1314 HILLCREST RD

A-1 Zone

Assessor's Parcel Number: 019-111-005
Application Number: MST2012-00340
Owner: Kimbrough Living Trust
Applicant: Russ Banko
Engineer: Mitch Perkins

(Proposal to construct a new detached 304 square foot accessory structure and add a new 97 square foot addition to the existing one-story, 1,981 square foot single-family residence, with an attached two-car garage, located on a 23,500 square foot lot in the Hillside Design District. The proposal includes replacing the existing shake roof with a new Celotex Presidential Composition Shingle roof material. The proposed total of 2,453 square feet is 52% of the maximum guideline floor-to-lot area ratio.)

(Project received Project Design Approval on 9/10/12. Final Approval of the project is requested.)

Final Approval as submitted with the condition that compliance with Tier 2 Storm Water Management Plan (SWMP) requirements and straw wattles shall be indicated on the plans prior to the granting of a permit.

The ten-day appeal period was announced from the date of approval ratification of these minutes by the Board on Monday, November 5, 2012.

NEW ITEM

B. 703 LITCHFIELD LN

E-1 Zone

Assessor's Parcel Number: 041-201-004
Application Number: MST2012-00403
Owner: Brander C. Frederic
Applicant: Robert Mehl

(Proposal to add a 360 square foot ground floor wood deck and a new 207 square foot entry on an existing 3,147 square foot single-family residence. The proposed floor-to-lot-area ratio (FAR) will be 0.253 or 79% of the maximum FAR.)

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

Continued one week to Consent with the comment for the applicant to meet with adjacent neighbors, and to return with photographs demonstrating any impacts to neighbors' privacy.

NEW ITEM**C. 14 MORADA LN****A-1 Zone**

Assessor's Parcel Number: 055-151-009
Application Number: MST2012-00404
Owner: Arthur and Amy Tracewell Family
Applicant: Chad Walker

(Proposal for a new swimming pool, spa, and four foot tall retaining wall. Approximately 90 cubic yards of grading excavation is also proposed.)

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

Project Design Approval and Final Approval as submitted 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, November 5, 2012.

NEW ITEM**D. 618 RICARDO AVE****E-1 Zone**

Assessor's Parcel Number: 035-292-006
Application Number: MST2012-00410
Applicant: Mark Morando
Owner: Anthony Zee

(Proposal to demolish an illegal kitchen on the second floor and reinstall the stairway between floors, remove an illegal roof cover on the side of the existing garage, and permit an existing lattice fence along Ricardo Avenue. Also proposed is a new second floor deck, patio cover, as-built western portion of a second floor deck, removal of an exterior deck staircase, and installation of a new spiral stair at the rear deck. This project will address violations identified in enforcement case ENF2012-00088 and Zoning Information Report ZIR 2012-00020.)

(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, with the condition that the spiral staircase be relocated away 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, November 5, 2012.

NEW ITEM**E. 980 & 1000 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-059 & 021-050-063

Application Number: MST2012-00402

Owner: Barry M. Semler

Owner: Travis S. Shannon

Agent: Brent Daniels

Landscape Architect: Charles McClure

(Proposal to obtain a new approval for previously approved site walls, fence, pillars, and gates located on two parcels at 980 and 1000 W. Mountain Drive. The proposal for minor design alterations to the previously approved walls and gate design on 980 W. Mountain Drive; the design changes include a five-point stone pattern and wrought iron design details. The original project received Staff Hearing Officer approval (Resolution No. 016-07) and ABR approval in MST2004-00498.)

(Project requires compliance with Staff Hearing Officer Resolution No. 016-07. Action may be taken if sufficient information is provided.)

1000 W. Mountain Drive is continued indefinitely to Consent to provide an accurate site plan showing the new walls, landscaping and right-of-way encroachments in relation to the actual edge of pavement of Mountain Drive. 980 W. Mountain Drive is acceptable as presented.

PROJECT DESIGN AND FINAL REVIEW**F. 1206 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-013

Application Number: MST2012-00078

Owner: Broderick Family Trust

Architect: James McClintock

(Proposal for a 195 square foot addition and interior remodel to an existing one-story, 1,292 square foot single-family residence. The proposal includes the removal of a window along the front elevation and attaching the detached, 110 square foot single-car carport to the existing residence. The proposed total development of 1,597 square feet located on an 11,680 square foot lot in the Hillside Design District is 41% of the maximum floor-to-lot-area ratio guideline.)

(Project Design and Final Approval is requested.)

Project Design Approval and Final Approval as submitted 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, November 5, 2012.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.