



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 20, 2008

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Alternate)
BERNIE BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)
GARY MOSEL
DENISE WOOLERY (Consent Alternate)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, 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 Tony Boughman, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at tboughman@santabarbaraca.gov. 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.

POSTING: On October 16, 2008 at 4:00 p.m., 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 on that day.

REVIEW AFTER FINAL

A. 1857 E LAS TUNAS RD

A-1 Zone

Assessor's Parcel Number: 019-083-009
Application Number: MST2007-00411
Owner: Peter Consos Javidi
Architect: W. David Winitzky

(Proposal to convert 373 square feet of garage area to habitable space, to alter 251 square feet of crawl space to garage space, to construct 932 square feet of additions, to remodel the interior space, and to install/replace new window and doors to an existing 1773 square foot dwelling with an attached one-car garage and a detached one-car garage in the Hillside Design District. When completed, the proposal will result in a 1833 square foot single family residence with an attached two-car garage and a detached one-car garage. The proposed FAR is .14.)

(Review After Final for exterior alterations including window and door changes and relocation of garage.)

Public comment: Gloria Hendley, addressed exterior lighting plan.

Final Approval with conditions: 1) driveway should be resurfaced with chip seal or pavers to look like completely integrated driveway; 2) provide stone curb to match existing; 3) relocate lights at old garage doors adjacent to new doors.

CONTINUED ITEM

B. 1560 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-170-013
Application Number: MST2008-00335
Owner: John and Gloria Buczek, Living Trust
Engineer: Dennis Lachaine

(Proposal for a retaining wall varying in height from one to eight feet along the southerly property line. The project includes 48 cubic yards of cut and 48 cubic yards of fill grading and is located on a 14,944 square foot lot with a single-family residence.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing officer Resolution No. 079-08.)

Final Approval of the project 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 conditions: 1) return to staff with details of wood wrought iron, show attachment; 2) wooden fence and railing acceptable, include addition information on plans; 3) note plaster color to match house; note color of fences; note height of fence.

NEW ITEM

C. 727 ALSTON RD

A-2 Zone

Assessor's Parcel Number: 015-120-001
Application Number: MST2008-00459
Owner: Lyle and Shara Luman
Architect: Harrison Design Associates

(Proposal to construct two new second-story dormers totaling 95 square feet, a new entry door surround, and replace all windows and doors of an existing 1,513 square foot single-family residence. The existing 365 square foot detached garage on the 13,424 square foot lot would not be altered. The proposed total of 1,973 square feet is 47% of the maximum FAR.)

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

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 conditions: 1) retain existing second-floor window at east elevation; 2) light fixture to be historical in nature, attach scanned copy to plans.

NEW ITEM

D. 3410 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-002
Application Number: MST2008-00277
Owner: George Mearce

(Proposal to revise a previously approved landscape plan and replace three olive trees with palm trees. The project will comply with Planning Commission Resolution No. 039-02. The existing 3,549 square foot single-family residence is located on a 42,908 net square foot lot.)

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

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. Olive trees to be replaced with Pygmy Date palm trees.

NEW ITEM**E. 1464 LA CIMA RD R-1 Zone**

Assessor's Parcel Number: 041-022-032
Application Number: MST2008-00255
Owner: McCosker Trust
Applicant: Carol Gross

(Proposal to abate violations in ENF2008-00170, including the construction of retaining walls and garden walls between 24" and 42" inches in height, and landscape stairs in the rear yard on a 9,693 square foot lot in the Hillside Design District.)

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

Public comment:

John Cook: privacy has been disrupted by encroachment over property line.

Kathy Cook: opposed.

Ed Clark: opposed to the project.

Chris Dondanville: opposed to the project.

Don Swann, representing John and Cathy Cook: opposed to the project (submitted photos).

Tony Fischer: representing John and Cathy Cook: prefers review of project by the Full Board.

Jim Wickman: concerned about work completed prior to obtaining a building permit.

Continued three weeks to the Full Board with comments: 1) show setbacks; 2) ensure walls were installed correctly, provide engineer report; 3) show neighboring property footprint; 4) provide 2 site sections; 5) provide overall elevation from below; 6) show drainage and day lighting; 7) provide a landscape plan.

NEW ITEM**F. 2506 CALLE ANDALUCIA E-1 Zone**

Assessor's Parcel Number: 041-421-001
Application Number: MST2008-00022
Owner: Karin Aggeler
Agent: Jyl Ratkevich

(Proposal for a 196 square foot addition of a storage/art room attached to an existing 472 square foot garage. The proposal will result in a 1,478 square foot house on a 10,566 square foot lot in the Hillside Design District.)

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

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.

NEW ITEM**G. 1105 BEL AIR DR****R-1 Zone**

Assessor's Parcel Number: 043-270-020
Application Number: MST2008-00475
Owner: Arthur R. and Claudia K. Lash
Architect: James Bell

(Proposal for a 303 square foot one-story addition at the rear of a two-story 4,204 square foot single-family residence, including a 613 square foot two-car garage. The project is located on a 27,300 square foot lot in the Hillside Design District. The proposed total of 4,507 square feet is 94% of the maximum guideline FAR.)

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

Final Approval as noted for addition of a skylight at kitchen (16"x28" flat glass).

NEW ITEM**H. 4007 PRIMAVERA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-420-003
Application Number: MST2008-00471
Owner: David S. and Jacalyn L. Trandal
Contractor: Becker Construction Corp.

(Proposal to permit "as-built" work consisting of a 3 by 10 foot balcony, French doors at the balcony, and replacement of a bathroom window. The work is on the front of the second story of an existing two-story single-family residence located on a 9,153 square foot lot.)

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

Final Approval with the condition that the railing to be 42 inches in height.

Items on Consent Calendar were reviewed by Paul Zink, and landscaping reviewed by Erin Carroll.