



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD DRAFT CONSENT MINUTES

**Monday, June 15, 2009**

**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](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.

**APPEALS:** 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 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](mailto: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 June 11, 2009 at 4:00 p.m., this 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 on that day.

### **REVIEW AFTER FINAL**

**A. 1105 N ONTARE RD E-1 Zone**

Assessor's Parcel Number: 055-151-013  
Application Number: MST2003-00329  
Owner: Raymond and Sandra Castellino  
Applicant: W. David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage in the Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

**(Review After Final for as-built relocated windows, modified stairs.)**

Postponed indefinitely.

### **CONTINUED ITEM**

**B. 357 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-050-029  
Application Number: MST2009-00174  
Owner: Gerald and Marian Groff Trustees  
Contractor: EVR Gard Construction  
Architect: V.G. Engineering

(Proposal To reconstruct a one-story 1,168 square foot single-family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum FAR.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 033-09.)**

Preliminary Approval of the project 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 and continued one week to Consent Calendar. The bulk, mass and scale are compatible; trees are protected.

**NEW ITEM****C. 50 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-019

Application Number: MST2009-00260

Owner: Edward and Marjorie Kirshbaum

(Proposal to reconstruct a 3,345 square foot two-story single-family residence and detached two-car garage destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a modification to allow alterations to the garage roof in the front setback. The proposed total of 3,786 square feet on the 20,855 square foot lot in the Hillside Design District is 81% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Public comment:

Doug Thrower: eliminate the lower level unit; addressed drainage pipe along 444 Las Alturas.

Laurie Thrower: garage was destroyed by a water main break at Rincon Vista; addressed vegetation at property.

Claribel Kock: addressed drainage pipe.

Continued to the Staff Hearing Office with comments: 1) consider Icynene to eliminate roof venting; 2) provide cut sheets for light fixtures and garage door; 3) obtain Fire Department stamp on landscape plan; 4) the encroachment is minor in nature; the architecture is improved; the high roof is an improvement; the gable roof matches the proposed gable roof of the house.

**NEW ITEM****D. 1052 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-031

Application Number: MST2009-00270

Owner: Henry and Carolyn Fechtman

(Proposal to rebuild a house and attached garage destroyed by the Tea Fire. Proposed is a 2,375 square foot, two-story single-family residence with a 473 square foot attached two-car garage in same location as the previous house. The proposed total of 2,848 square feet on the 33,977 square foot lot in the Hillside Design District is 58% of the maximum guideline FAR.)

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

Preliminary 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, with comments: 1) Provide a color board and details; 2) obtain Fire Department stamp on landscape plan; 3) the mass, bulk, and scale are similar to prior; the architectural style is appropriate; quality design and architecture; meets setback requirements.

**NEW ITEM****E. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011

Application Number: MST2009-00269

Owner: Michael and Kathleen Szymanski

Designer: Ubaldo Diaz

(Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum FAR.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

Continued one week with comments: 1) reduce garage plate height; 2) lighten the front porch to be less massive; 3) reduce the second-floor to meet setback; 4) the modification request is supportable.

Items on Consent Calendar were reviewed by Glen Deisler, except Item E reviewed by Glen Deisler and Gary Mosel. Staff present: Tony Boughman, Planning Technician II.