



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, July 13, 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

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. 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 July 9, 2009, 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.

NEW ITEM

A. 955 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-008
Application Number: MST2009-00309
Owner: John and Janet Pedersen Trust
Designer: William Fedderson

(Proposal to rebuild a house that was destroyed in the Tea Fire. The proposal consists of rebuilding the same 1,663 square foot one-story house and 554 square feet of decks. The proposed total of 1,663 square feet on the 1.5 acre lot in the Hillside Design District is 32% of the maximum guideline FAR.)

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

Public comment: Ken Radtkey suggested earth tone colors.

Preliminary 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 continued two weeks to the Consent Calendar with the following conditions: 1) take site measurements and correct site plan to show front setback; 2) provide a color board and a light fixture cut-sheet; 3) provide a landscape plan with Fire Department approval; 4) provide door and window details; 5) provide eave detail; 6) the project keeps the same footprint, and provides quality construction; 7) the size, bulk, and scale, and metal roof are acceptable.

NEW ITEM

B. 933 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-180-002
Application Number: MST2009-00305
Owner: Guy P. and Victoria Strickland
Applicant: RPM Architects

(Proposal to rebuild a house, garage, and accessory building destroyed in the Tea Fire. The project consists of a 5,221 square foot two-story single-family residence and a detached 750 square foot garage with 500 square feet of accessory space above. The proposed total of 6,471 square feet on the 5.2 acre lot in the Hillside Design District is 88% of the maximum guideline FAR.)

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

Final Approval of the architecture as submitted and Preliminary Approval of the landscape with the

following comments: 1) provide a garage door cut sheet; 2) provide shutter detail; 3) provide hip roof detail; 3) the project must comply with two-star or equivalent Built Green requirements; 4) provide a color board. 5) the proposed plant selection is acceptable; 6) obtain Fire Department approval of High Fire requirements for landscape plan; 7) show permeable paving for driveway.

NEW ITEM

C. 1002 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-062-001
 Application Number: MST2009-00293
 Owner: Michele D. Humboldt Trust
 Architect: Don Swann

(Proposal to rebuild a house, garage and detached accessory building that were destroyed in the Tea Fire. The proposal consists of a 3,036 square foot two-story single-family residence with an attached 749 square foot three-car garage and the reconstruction of a 441 square foot detached accessory building. The proposed total of 4,340 square feet on the 1.07 acre lot in the Hillside Design District is 86% of the maximum guideline floor to lot area ratio.)

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

Public comment: Ken Radtkey, concerned about second story at prominent point; recommended darker earth tone colors. Henry Childs expressed concerns about height, massing, floor to lot area ratio.

Preliminary Approval of the architecture and landscaping with the following comments: 1) review the dormer and roof venting locations; 2) provide window details, additional articulation is encouraged; 3) study colors and provide a color board; 4) study chimney material; 5) provide garage door and light fixture cut sheet; 6) plants as proposed are acceptable; 7) obtain Fire Department stamp on landscape plan; 8) provide some permeable paving for the driveway.

FINAL REVIEW

D. 2220 MOUNT CALVARY RD

A-1 Zone

Assessor's Parcel Number: 021-040-013
 Application Number: MST2009-00202
 Owner: Llad and Carolann Phillips, Trustees

(Proposal To Rebuild A House And Garage Destroyed In the Tea Fire. Proposed is a 3,225 square foot two-story single-family residence and attached 450 square foot two-car garage on a one acre lot in the Hillside Design District. The project includes a swimming pool, terrace, and 271 cubic yards of grading. The proposed total of 3,675 square feet is 72% of the maximum guideline FAR. A Modification is requested to allow the garage to encroach into the front setback off of Mount Calvary.)

(Revised Preliminary Approval and Final Approval of architecture and landscaping is requested.)

Final Approval as submitted of the architecture for revised project encroaching in front setback, and Final Approval of the landscaping with the condition to update the water compliance statement.

FINAL REVIEW**E. 684 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-002
Application Number: MST2009-00295
Owner: Kenneth E. and Kim P. Kihlstrom
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum FAR.)

(Final approval of landscaping is requested.)

Postponed one week.

FINAL REVIEW**F. 850 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-020
Application Number: MST2009-00221
Owner: Herziger Living Trust
Architect: Tai Yeh

(Proposal to replace a 2,573 square foot one-story single-family residence and 491 square foot attached two-car garage destroyed in the Tea Fire. The project is located within the existing building footprint and includes a new 388 square foot second-story and 180 square foot second-story deck. The proposed total of 3,064 square feet on the 1.65 acre lot in the Hillside Design District is 57% of the maximum guideline FAR.)

(Final approval of landscaping is requested.)

Final Approval of the landscape plan with the condition to update the water compliance statement.

NEW ITEM**G. 424 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-312-006
Application Number: MST2009-00316
Owner: Ronald Alex
Agent: Kern Special Services

(Proposal to replace a retaining wall, landscaping, and irrigation destroyed in the Tea Fire. A new approximately 72 foot long retaining wall is proposed as well as replacement of an approximately 48 foot retaining wall. The walls will not exceed four feet in height.)

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

Postponed one week.

FINAL REVIEW**H. 638 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-033
Application Number: MST2009-00229
Owner: Jerry Siegel
Architect: Rios Clementi Hale Studios

(Proposal to rebuild a single family residence and garage destroyed by the Tea Fire. The proposed 3,690 square foot two-story single-family residence and attached 425 square foot two car garage is located on a 16,111 square foot lot in the Hillside Design District. The proposed total of 4,117 square feet is approximately 586 square feet larger than the prior house and is 94% of the maximum guideline FAR.)

(Final approval of architecture is requested.)

Final Approval of the architecture and landscape plan with the following comment and conditions: 1) the glass railing is acceptable for the modern style of architecture and the glass hand rail area is less than the window area. 2) comply with landscape requirements for irrigation; 3) show pavement cut out where pink trumpet trees are to be planted; 4) provide an irrigation plan; 5) landscape plans to be stamped with Fire Department approval.

NEW ITEM**I. 161 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-031-028
Application Number: MST2009-00320
Owner: John E. and Virginia White
Contractor: Tracy Ortega

(Proposed replacement of an approximately 120 square foot accessory building with a new 480 square foot accessory building. The accessory building was destroyed in the Tea Fire. The proposed total of 3,157 square feet on the 2.8 acre lot in the Hillside Design District is 53% of the maximum guideline FAR.)

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

Final Approval with condition that colors are to match house. The project is on a large property, is screened by trees, and matches the house.

FINAL REVIEW**J. 660 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-026
Application Number: MST2009-00244
Owner: Floyd C. Dodson Trust
Designer: Catherine Dunbar
Engineer: Gary Frolenko
Contractor: Jim Head Construction

(Proposal to rebuild a three story single family residence and attached two-car garage destroyed in the Tea Fire. Proposed is a 2,800 square foot two-story single-family residence with a 637 square foot two-car garage below. The existing pool and deck will be refurbished. The proposed total of 3,437 square feet on the 16,394 square foot lot in the Hillside Design District is 78% of the maximum guideline FAR.)

(Final approval of architecture is requested.)

Final Approval as submitted. Continue working on detail drawings for Building Division.

NEW ITEM**K. 911 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-174-011
Application Number: MST2009-00301
Owner: Michael F. Ainsa
Applicant: Autumn Farmer
Architect: Sterling and Associates

(Proposal to add a second story to an existing detached two-car garage. The project will add approximately 500 square feet of accessory space to the existing 491 square foot two-car garage. With the existing 2,950 square foot two-story single family residence the proposed total of 3,941 square feet on the 14,156 square foot lot in the Hillside Design District is 92% of the maximum FAR.)

Final Approval as submitted. Project is compatible with the neighborhood; provides quality architecture that matches the house; does not remove landscaping.

NEW ITEM**L. 48 CHASE DR****E-1 Zone**

Assessor's Parcel Number: 015-020-002
Application Number: MST2009-00322
Owner: Jill Martin Trust
Contractor: Safeguard Roofing

(Proposed re-roof of an existing single family residence located in the Hillside Design District. The existing hot-mop gravel roof material is proposed to be replaced with a Duro-last "Rock Ply" cool roofing material.)

(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. Project is compatible with the neighborhood; material is acceptable.

FINAL REVIEW**M. 357 CONEJO RD****A-1 Zone**

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

(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.)

Final approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of Items B, C, H reviewed by Paul Zink, and landscaping for Item B, C, D, F, H reviewed by Erin Carroll.
Staff present: Tony Boughman, Planning Technician and Michelle Bedard, Planning Technician.