



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 05, 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.

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 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 September 30, 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.

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. 444 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-010
Application Number: MST2009-00410
Owner: Carol Louise Pike
Applicant: Sorenson Construction
Designer: Braun and Associates

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposed 960 square foot one-story single-family residence and attached 170 square foot attached one-car garage will be located on the same footprint as the destroyed structure. The project is located on a 10,599 square foot lot in the Hillside Design District. The proposed total of 1,130 square feet is 30% of the maximum floor to lot area ratio.)

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

Public comment: Jeffery Moore, neighbor, addressed concerns with parking, and driveway access (submitted written comments).

Written comments in support of the project from Claribel Koch and Laurie Thrower, and Marcie and Ned Kirschbaum were acknowledged.

Preliminary 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 continued indefinitely to the Consent Calendar with the following comments: 1) Show all landscaping on plans, including mature plant sizes, container sizes, provide landscape compliance statement, Fire Department approval; 2) provide landscaping in public right-of-way; 3) Fire Department to sign off on access and land area between property and street; 4) show site drainage; 5) venting to comply with high fire requirements; 6) verify plate height on plans; 7) include survey in revised set of plans.

NEW ITEM**B. 860 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-019
Application Number: MST2009-00425
Owner: Mark H. Musicant
Architect: Dennis Thompson

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 2,364 square foot one-story single-family residence and 448 square foot attached two-car garage. The proposed total of 2,844 square feet on the 2.6 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

Public comment: Kristina Eriksen, neighbor at 874 W. Mountain Drive spoke in support of the project.

Preliminary approval as submitted 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 with the comment that the project is compatible with the neighborhood, one-story with a flat roof, and has nice massing. Return for final approval with details, colors and materials, exterior lighting, and a landscape plan.

NEW ITEM**C. 306 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-003
Application Number: MST2009-00414
Owner: Antar Dayal
Architect: Hector Magnus
Owner: Antar Dayak

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single-family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a Modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) The modification for the garage is supportable; 2) Study the eave at the north for 30' foot height limit; 3) The style and massing are acceptable; 4) Materials, finishes, and colors are important because they are exposed; 5) Study the large amount of glazing.

NEW ITEM**D. 1669 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-009
Application Number: MST2009-00428
Owner: McNamara Family Trust
Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single-family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

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

Postponed one week.

CONTINUED ITEM**E. 333 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-030
Application Number: MST2009-00412
Owner: Dale F. Schudel
Designer: Dylan Chappell

(Proposal to rebuild a one-story 1,248 square foot house and attached 480 square foot garage destroyed in the Tea Fire. The revised project includes construction of a two-story 2,620 square foot single-family residence and attached 532 square foot two-car garage, 367 square feet of decks, and 34 cubic yards of cut and fill grading. The garage will encroach into the interior setback in the same location as the previous garage. The proposed total of 3,152 square feet on the 11,810 square foot lot in the Hillside Design District is 79% of the maximum floor to lot area ratio.)

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

Preliminary approval of the architecture 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 following comment and conditions: 1) The bulk mass and scale are acceptable; the style is compatible with the neighborhood; provides good architecture. 2) Study window breakups. 3) Study path to front door. 4) Call out plants and sizes. 5) Define paved areas. 6) Obtain Fire Department approval stamp on landscape plan. 7) Provide details for fence, gate, and columns. 8) Provide details for doors and windows, colors, stucco, stone, garage door, and exterior lighting fixtures.

FINAL REVIEW**F. 462 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-016
Application Number: MST2009-00122
Owner: Andrea Kelly
Architect: Lori Kari
Landscape Architect: David Black

(Proposal to replace a one-story single-family residence and garage that were destroyed in the Tea Fire. Proposed is a 1,752 square foot two-story house and a 254 square foot one-car detached garage. The total proposed 2,006 square feet on the 8,025 square foot lot located in the Hillside Design District is 63% of the maximum floor-to-lot area ratio. Staff Hearing Officer approval of Zoning Modifications are requested to allow the project to encroach into the interior setback and the required open yard area.)

(Final approval of landscaping is requested.)

Final approval of the landscaping as noted on the plans.

FINAL REVIEW**G. 1633 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-191-001
Application Number: MST2009-00092
Owner: Steve McHugh
Architect: Tom Meaney

(Revised proposal to convert an existing attached 564 square foot two-car garage to living space and construct a 430 square foot one-story addition at the rear and a 462 square foot two-car detached garage. Also proposed is removal of the existing circular driveway, addition of new landscaping and hardscaping, and a new pool in the front yard. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be located in the front yard. The proposed total of 3,715 square feet on the 25,236 square foot parcel is 78% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final approval of the landscape plan, with the condition to differentiate the driveway from the walkway with larger stones for driveway and smaller stones for the walkway and a stone border between.

FINAL REVIEW**H. 33 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-011
Application Number: MST2008-00268
Owner: Brian J. Tharp

(Revised proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single-family residence; including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum floor to lot area ratio. Staff Hearing Officer approvals of Modifications are requested to allow alterations to the existing garage in the front and interior setbacks.)

(Project requires compliance with Staff Hearing Officer Resolution No. 071-08.)

Final Approval of the project as submitted.

NEW ITEM**I. 1027 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-341-019
Application Number: MST2009-00416
Owner: W. and K. Naumann Trust

(Proposal to remove and replace two existing retaining walls at the front of the property of a single-family residence. The project would construct an approximately 3 foot maximum height concrete retaining wall and an approximately 10 foot maximum height stacked block retaining wall. A portion of a retaining wall and a parking space encroach into the right-of-way. Staff Hearing Officer approval is requested to allow the walls to exceed 3.5 feet in height within 10 feet of the front property line.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) Provide vine pockets on the Alameda Padre Serra side of the wall and provide irrigation as necessary; 2) Provide clinging vines at the base of the stacked block wall. 3) Reduce the height of the top of the wall and introduce a metal rail to building code required height. 4) Provide the surface material for the parking spaces; confirm material with Transportation Department. 5) Provide an elevation of the metal handrail.

NEW ITEM**J. 2310 SKYLINE WAY****E-1 Zone**

Assessor's Parcel Number: 041-371-001
Application Number: MST2009-00437
Owner: Abel E. Gonzalez
Applicant: Mehdi Hadighi

(Proposal for a 455 square foot first-floor addition at the rear of an existing two-story 1,764 square foot single-family residence, with an attached 455 square foot garage on a 10,000 square foot lot. The proposed total of 2,674 square feet is 72% of the maximum floor to lot area ratio.)

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

Postponed one week.

Consent Calendar items A, H, and I, were reviewed by Paul Zink and items B, C, and E were reviewed by Glen Deisler, with the landscaping for items A, B, E, F, G, and I reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II and Michelle Bedard, Planning Technician II.