



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 8, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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 Thursday, March 4, 2010, 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.

FINAL REVIEW

A. 900 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-142-005
Application Number: MST2009-00243
Owner: Richard Garcia Jr.
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final approval of landscaping as submitted.

CONTINUED ITEM

B. 11 EALAND PL A-1 Zone

Assessor's Parcel Number: 019-061-034
Application Number: MST2009-00577
Owner: Wood 2006 Trust
Designer: Wade Davis Design
Contractor: Rick RJSpann Inc.

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is a new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is no longer requested to provide the required open yard area in the front yard, the redesigned project is requesting approval of a Modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio.)

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

A public comment letter from Tim McCollum, the neighbor to the north, was acknowledged. Mr. McCollum stated he does not object to the setback encroachment.

Continued to the Staff Hearing Officer with the following comments: 1) The small site is constrained by A-1 setbacks and Conejo Slide setback. 2) The proposed encroachment poses no negative aesthetic impacts to the neighborhood. 3) The architectural style and materials, and size, bulk, and scale are appropriate. 4) The project is expected to return with quality detailing. The retaining walls are proposed to be Allan Block.

FINAL REVIEW

C. 1510 DOVER RD

E-1 Zone

Assessor's Parcel Number: 019-191-011
Application Number: MST2009-00539
Owner: Byers Family Trust
Architect: Tai Yeh

(Proposal to construct an 820 square foot first-floor addition, a 202 square foot second-floor addition, and a 400 square foot second-floor deck. The existing 1,820 square foot two-story single-family residence and attached 420 square foot garage is located on a 22,310 square foot lot in the Hillside Design District. The proposed total of 3,262 square feet is 70% of the maximum guideline floor to lot area ratio.)

Continued one week with comments: 1) Color board is approved. 2) Revise window details 8 and 10 on sheet A.10 to eliminate the wood trim. 3) Study if door details 9 and 10 may use brick molding and eliminate wood trim.

Items on Consent Calendar were reviewed by William Mahan, with the exception of landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.