



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 5, 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 March 30, 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.

FINAL REVIEW

A. 515 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-009
Application Number: MST2009-00381
Owner: Elizabeth Faoro
Architect: Archart Inc.

(Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.)

(Final approval of architecture is requested.)

Final approval of the architecture 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. The size, bulk, scale, and architecture are appropriate to the neighborhood; the project provides high quality materials.

NEW ITEM

B. 305 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-022
Application Number: MST2010-00086
Owner: Sillers Elizabeth
Applicant: Taylor Tatman
Contractor: Ben Tatman
Architect: Richard Redmond

(Proposal to rebuild a 900 square foot one-story house destroyed in the Tea Fire. Proposed is a 2,261 square foot two-story single-family residence and attached 476 square foot two-car garage. The existing 407 square foot detached garage will be demolished. The proposed total of 2,737 square feet on the 11,889 square foot lot in Hillside Design District is 69% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Consent Calendar. Return with a color board, landscape and irrigation plans, and exterior light fixture specifications.

NEW ITEM**C. 30 TINKER WAY****R-1 Zone**

Assessor's Parcel Number: 043-083-036
Application Number: MST2010-00085
Owner: Ronald Sho Takeda

(Proposal for a 95 square foot addition to the second floor, and a six square foot addition to the first floor as a revision to a current building permit for a 391 square foot two-story detached garage with accessory space above. The proposal includes a six foot tall redwood fence along the property line at the driveway. The proposed total of 2,368 square feet, including permitted additions to the house, is 81% of the maximum floor to lot area ratio.)

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

Final approval as noted on sheet A-2. New fence shall match existing dog-eared redwood fence and that materials and colors are to match existing house.

REVIEW AFTER FINAL**D. 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 floor to lot area ratio.)

(Review After Final for changes to landscaping in the southwest portion of the yard in the area of the sewer easement.)

Public comment: 1) A letter from Laurie Thrower was acknowledged; 2) Claribel Koch; 3) Steve Watson for Carol Pike.

Final approval of the review after final with a root barrier as noted on sheet L5.0 with comments: 1) Consent Calendar representative determined that a concern brought forth by Steve Watson on behalf of Carol Pike was referred to Building and Safety, Public Works, and Creeks Division. 2) New retention walls to match existing or as noted on the plans are acceptable.

Items on the Consent Calendar were reviewed by William Mahan with landscaping reviewed by Erin Carroll. Staff present: Susan Gantz, Planning Technician II.