



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, May 3, 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](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.

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 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 Wednesday, April 28, 2010, 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.

### NEW ITEM

**A. 376 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-312-021  
 Application Number: MST2010-00123  
 Owner: Kevin G. Cravens  
 Owner: Ken Ruiz  
 Architect: Sherry and Associates

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot three-story single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet on the 1.1 acre lot in the Hillside Design District is 98% of the maximum guideline floor to lot area ratio.)

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

Postponed one week for 10 day advance hand-delivered notice requirement.

### REVIEW AFTER FINAL

**B. 122 LA PLATA E-3/SD-3 Zone**

Assessor's Parcel Number: 045-211-016  
 Application Number: MST2004-00823  
 Owner: David Shapiro  
 Agent: Alicia Harrison  
 Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

**(Review After Final for alterations to the second-story resulting in a reduction of eight square feet and a small increase to the front balcony.)**

Continued one week to the Full Board with the comment to raise the sill on the revised master bedroom window on the South side.

## **NEW ITEM**

### **C. 16 EALAND PL**

**A-1 Zone**

Assessor's Parcel Number: 019-061-027  
Application Number: MST2010-00022  
Owner: Daniel R. Bolger  
Designer: Matthew Guerro Design

(Proposal to replace a 1,095 square foot one-story house destroyed in the Tea Fire. The proposal includes a 2,000 square foot two-story single-family residence and attached 495 square foot two-car garage with roof terrace, retaining walls, patios and stairs. The proposed total of 2,495 square feet on the 11,853 square foot lot in the Hillside Design District is 63% of the maximum floor to lot area ratio.)

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

Preliminary Approval with Neighborhood Preservation Ordinance findings and continued to the Consent Calendar with conditions: 1) The bulk, mass scale are compatible with the recently approved fire rebuild projects in the neighborhood; the project provides quality materials and architecture. 2) Study providing two terraced walls at the rear. 3) Study alternative ground cover- Manzanita ground cover grows too slowly. 4) Provide irrigation and landscape plans. 5) Consider providing screening shrubs at the south property line.

## **FINAL REVIEW**

### **D. 1600 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-050-033  
Application Number: MST2009-00449  
Owner: Gardner Family Trust  
Agent: Melora Scharf  
Architect: Bruce Biesman-Simons

(Proposal to rebuild a house and garage destroyed in Tea Fire. The previous two-story 3,630 square foot single-family residence and attached garage would be replaced with a one-story 3,065 square foot house and 782 square foot detached garage. There are two existing accessory buildings totaling 1,538 square feet to remain. A preliminary approval is in place for a 4,125 square foot three-story single-family residence and 872 square foot attached carport under MST2008-00518 on this lot. Staff Hearing Officer approval is requested for a Performance Standard Permit is to allow the property to be developed with an additional dwelling unit. The proposed total of 10,382 square feet for both residences and accessory buildings on the 17.3 acre lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

**(Final approval of architecture is requested.)**

Final Approval with a condition to return with colors for the body of house and retaining walls. The metal fascia may be bronze or copper.

**NEW ITEM****E. 1135 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-012  
Application Number: MST2010-00120  
Owner: Lucille Leemhuis

(Proposal to replace 24 feet of an existing second-floor deck and extend the width of the deck by four feet, for a new deck area of 240 square feet at the rear of the existing two-story single-family residence.)

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

Final 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 with comments: The project is compatible with the neighborhood, no privacy issues. Conditions of approval are that the posts be painted to match the deck, and the style of the added deck must match the style of the existing deck.

**NEW ITEM****F. 927 W MISSION ST****R-1 Zone**

Assessor's Parcel Number: 043-113-002  
Application Number: MST2010-00125  
Owner: Alex Jonasson

(Proposal to permit an as-built 300 square foot second-story deck and 300 square foot lower-level porch at the rear of an existing 2,345 square foot two-story single-family residence. The project will abate violations in ENF2009-00181.)

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

Continued two weeks with the comment that moving the upper deck footprint back to the rear corner of house to increase deck's distance from the property line is acceptable.

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

**(Review After Final for changes to site grading and retaining walls.)**

Public comment: John Thyne, attorney for Shannon Noormand: opposed to as-built condition and suggested lowering the existing retaining wall at right rear of property; concerned about floor height of

new house; suggested blocking a six inch gap in retaining walls at corner where water drains onto neighboring property and lowering grade at front for drainage to street; concerns about cracking that occurred to neighbors wall; suggested installation of temporary construction fencing.

Patricia Noormand: opposed to as-built situation; City was slow to respond to concerns about construction; suggested lowering retaining walls and filling gap where drainage is going to neighboring property.

Art Miller: opposed to as-built situation; concerned about height of new house relative to others and relative to height of prior house; suggested a drainage easement from rear of property to Westmont Road; concerned about appearance and height of rear retaining wall.

Continued two weeks with comments: 1) Provide section drawings to show proposed changes to grade and retaining walls. 2) Provide updated landscape plan. 3) Study moving the proposed avocado tree away from rear neighbor. 3) Install erosion control measures at the corner. 4) Show ficus pumilia on rear wall, 1 plant every 8 feet. 5) Provide stucco finish on rear wall.

Items on the Consent Calendar were reviewed by Glen Deisler with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.