



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 14, 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 Calendar Representative)

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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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.

NOTICE: On June 09, 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.

REVIEW AFTER FINAL

A. 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-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.)

(Review After Final for alterations to first and second stories.)

Approval of the Review After Final as submitted. A modification would be supported if required if it is determined that alterations occurred in the setback.

REVIEW AFTER FINAL

B. 754 ALAMEDA PADRE SERRA

E-1 Zone

Assessor's Parcel Number: 019-300-014
 Application Number: MST2005-00186
 Owner: Shirley Jay
 Applicant: Michael Ratway
 Designer: Casa Bella Designs

(Proposal for a 650 square foot addition to an existing 1,350 square foot one-story residence with an attached 468 square foot garage on a 13,300 square foot lot located in the Hillside Design District. The proposal includes the demolition of 123 square feet of the existing residence and will result in a 2,395 square foot one-story residence including the attached garage with approximately 237 cubic yards of grading outside the main building footprint. There is an existing 1,057 square foot deck to be demolished and replaced with a new 818 partially covered deck.)

(Review After Final to change pathway walls from dry stack sandstone to concrete block with stucco and revision to pathway and water feature lighting.)

Approval of the Review After Final with conditions: 1. Paint any required railings Plantation brown as on approved color board for house trim. 2. Walls to have Caramelo color stucco as on approved color

board for body color of house. 3. Retaining walls to have stucco on sides and top with soft rounded edges. 4. OK to add lights to water feature.

NEW ITEM

C. 1811 LA CORONILLA DR E-1 Zone

Assessor's Parcel Number: 035-073-005
 Application Number: MST2010-00175
 Owner: Travis Logue
 Architect: Blackbird Architects

(Proposal for a two-story roof deck for an existing 1,349 square foot one-story single-family residence and attached 440 square foot two-car garage. The project includes a 613 square foot one-story addition at the rear of the house and 21 cubic yards of cut and fill grading.)

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

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 with comments: 1) Size bulk and scale is acceptable. 2) Design and materials are appropriate to the neighborhood. 3) Provide details on stepped railings. 4) Provide a color board.

REVIEW AFTER FINAL

D. 1466 LA CIMA RD R-1 Zone

Assessor's Parcel Number: 041-022-031
 Application Number: MST2006-00145
 Owner: John H. and Kathy S. Cook
 Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum FAR.)

(Review After Final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)

Item was postponed one week by Staff.

Items on the Consent Calendar were reviewed by William Mahan and Denise Woolery. Staff Present: Tony Boughman, Planning Technician II.