



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 28, 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 Thursday, June 24, 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.

NEW ITEM

A. 17 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 015-311-004
Application Number: MST2010-00187
Owner: Amir and Magdeline Mikhail Family Trust
Applicant: Jim Gaskin

(Proposal for a new pool and spa. The project includes retaining walls, stairs, planters, and 150 cubic yards of grading to be balanced on site. The project is located at the rear of an existing single-family residence on a 15,850 square foot lot in the Hillside Design District.)

(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 the following comment and conditions: 1) Extend the retaining wall above the pool toward the east. 2) Show irregular patio edge at the lower side; use permeable material. 3) Show pool fencing and gates. 4) Stucco color to match the house. 5) Provide a landscape plan for pool area and planters. 6) Show Tier 3 Storm Water Management Program compliance. 7) Wrought iron handrail to match existing railings. 8) The project mass is acceptable; provides quality design; stepping down the site is a positive attribute.

FINAL REVIEW

B. 305 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-022
Application Number: MST2010-00086
Owner: Elizabeth Sillers
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.)

(Final approval of architecture and structural roof calculations is requested.)

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 the following conditions: 1) Study a non-vinyl window solution for an upgrade. 2) Re-landscape the area where the original garage and driveway were removed, perhaps adding canopy trees. 3) Include correct

grading calculations on the plans. 4) The project is appropriate and compatible with the neighborhood; provides quality design and construction.

CONTINUED ITEM

C. 945 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-009

Application Number: MST2010-00178

Owner: Levitt Second Family Trust

(Proposal to regrade the existing building pad where the prior house was destroyed in the Tea Fire. Total grading on the 2.2 acre lot in the Hillside Design District will be less than 250 cubic yards.)

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

Continued one week with the following comments: 1) Study regrading to achieve portions with 3:1 slopes. 2) Include section drawings. 3) Provide hydroseeding and erosion control measures.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.