



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, December 1, 2008 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: WILLIAM MAHAN, Chair
 PAUL ZINK, Vice-Chair (Consent Alternate)
 BERNIE BERNSTEIN
 ERIN CARROLL (Consent Calendar Representative)
 GLEN DEISLER (Consent Calendar Representative)
 GARY MOSEL
 DENISE WOOLERY (Consent Alternate)

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. 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).

NOTICE:

- A. **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, Planning Technician I, 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.
- B. **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.
- C. **POSTING:** On Wednesday, November 26, 2008, at 4:00 p.m., 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.
- D. **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.

REVIEW AFTER FINAL**A. 537 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-010
Application Number: MST2007-00102
Owner: CLDMJA Realty, LLC
Architect: David Winitzky
Landscape Architect: Derrick Eichelberger

(Proposal to construct a 1,954 square foot one-story single family residence and an attached 585 square foot two-car garage on a one acre lot in the Hillside Design District. The proposal includes demolition of the existing 1,469 square foot single family residence and attached 497 square foot two-car garage.)

(Review After Final for changes to landscape plan including new landscaping, irrigation, and terraces. Final approval of Review After Final is requested.)

Approval of the Review After Final with conditions: 1) all stucco walls to match house; 2) entry element to match house; 3) fascia to be either natural wood, stainless steel, or black painted metal; 4) gate to be wood or metal.

REVIEW AFTER FINAL**B. 1072 GARCIA RD LOT 27****E-1 Zone**

Assessor's Parcel Number: 029-271-027
Application Number: MST2007-00523
Owner: Virginia Rubsam Ramsey
Agent: Norman Smith

(Proposal to remodel an existing accessory building on a 17,875 square foot lot with an existing single-family residence in the Hillside Design District. The proposal includes increasing the roof pitch and reroofing with Spanish Tile, change roof pitch, structural upgrades, new skylights, new HVAC, replacement of doors and windows.)

(Review After Final for revisions to roof form and floor plan.)

Approval of the Review After Final with conditions: 1) Mission tile shall be added to rakes to match existing; 2) floor plan must comply with Zoning requirements.

CONTINUED ITEM**C. 235 CONSTANCE LN****E-1 Zone**

Assessor's Parcel Number: 051-141-047
Application Number: MST2008-00364
Owner: Robert W. Perry
Architect: Bildsten + Sherwin Design Studio

(Revised proposal to add 80 square feet to an existing 2,785 square foot single-story residence including 470 square foot attached two-car garage on a 17,212 square foot lot. Also proposed is a new entry courtyard. The proposed total of 2,865 square feet is 65% of the maximum guideline FAR.)

(Area of proposed additions reduced from 281 to 80 square feet. Action may be taken if sufficient information is provided.)

Final Approval 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 conditions: 1) paved area at side of garage to be eliminated; 2) reduce width of walkway between driveway and new patio to 4 feet. The project is compatible with the neighborhood, the addition is consistent with the existing house, quality architecture is proposed.

Items on Consent Calendar were reviewed by Glen Deisler. Staff present: Tony Boughman, Planning Technician II.