



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, December 29, 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. 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.

APPEALS: 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, 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.

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 December 24, 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.

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. 343 E MISSION ST

E-1 Zone

Assessor's Parcel Number: 025-331-010
Application Number: MST2007-00547
Architect: Michelle McToldridge
Owner: Eva Barberi

(Proposal for the addition of a 456 square foot second floor to an existing 998 square foot one-story single-family residence on a 5,020 square foot lot in the Mission Area Special Design District. There is an existing 244 square foot one-car garage to remain unaltered. The proposed total of 1,698 square feet is 69% of the maximum FAR.)

(Review After Final for changes to landscaping and hardscaping, new 6 foot tall fence and gate in front, 5 foot chain link/6 foot wood fence at property line, demo and rebuild chimney, alteration to one window, rebuild trellis at porch, and replace air conditioning unit.)

Approval of the Review After Final with conditions: 1) fence approved as noted; 2) air conditioner to meet decibel level requirements.

FINAL REVIEW

B. 998 SYCAMORE CREEK LN

A-1 Zone

Assessor's Parcel Number: 021-050-061
Application Number: MST2007-00507
Owner: Marie Burke
Designer: Susan Sherwin

(Proposal to construct a 4,188 square foot two-story single-family residence including an attached 539 square foot two-car garage and 357 square foot artist studio. The proposal includes approximately 3,400 cubic yards of grading on the vacant 6 acre parcel in the Hillside Design District. The proposed total of 4,188 square feet is 55% of the maximum guideline FAR. The project requires a substantial conformance determination with Planning Commission Resolution No. 039-92. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

Postponed one week at the applicant's request.

NEW ITEM**C. 595 SYCAMORE VISTA RD****A-1 Zone**

Assessor's Parcel Number: 013-163-001
Application Number: MST2008-00581
Owner: Noel Greenwood Living Trust
Architect: Andrew Roteman

(Proposal to rebuild a 1,775 square foot two-story single-family residence and a 377 square foot detached two-car garage destroyed in the Tea Fire. The proposal would rebuild and alter the pre-existing house and garage with the addition of 511 square feet to the first floor below the second-story cantilevers, a 117 square foot addition to the garage, and expansion of the deck. The project is located on a 25,085 net square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for additions in the front setback. The proposed total of 2,751 square feet is 58% of the maximum guideline floor-to-lot-area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Public comment: Roger Helkey, neighbor: in support of the project.

Continued indefinitely to the Staff Hearing Officer with comments: 1) the Modification for addition of living area, garage expansion, and deck alterations is supportable; 2) the garage expansion infill of living area and deck alterations is supportable; 3) specify class A roof material; 4) specify the garage door; 5) provide exterior details, colors, materials, exterior lighting cut sheets.

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