



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, February 09, 2009 **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.

APPEALS: 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, 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 February 05, 2009 at 4:00 p.m., 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.

NEW ITEM

A. 47 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00062
Owner: Jose R. Flores
Architect: Jose Luis Esparza

(Proposal to rebuild a 2,152 square foot single-family residence and 773 square foot two-car garage and 300 square foot second-story deck destroyed in the Tea Fire. The project is located on a 9,710 square foot lot in the Hillside Design District. The proposed total of 2,925 square feet is 81% of the maximum floor to lot area ratio.)

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

Final Approval of the architecture and continued indefinitely for landscaping 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) Add plaster sills approximately 1x3 inches at all windows. 2) Provide residential garage door cut sheet. Two garage doors are preferred, return to Full board if only one door proposed. 3) Return to Consent Calendar with landscape plan: a) provide screen on west property line or photo documentation showing what remains; b) insert water compliance statement on irrigation plan. c) add landscaping on northern part of property which shows no plantings.

NEW ITEM

B. 219 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-041-021
Application Number: MST2009-00045
Owner: Catherine R. Steinke Trust
Architect: Gregory Rech

(Proposal to rebuild a 2,989 square foot single-family residence and attached 441 square foot garage destroyed in the Tea Fire. The project includes 614 square feet total of additions to the kitchen, entry and garage on the upper level and additions to three-bedrooms on the lower level. The project also includes rebuilding and increasing four rear-yard decks from 572 to 1,255 square feet. The project is located on a 1.1 acre lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested for encroachment of additions in the front setback. The proposed total of 4,044 square feet is 80% of the maximum guideline floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing Officer. The Modification is supportable.

NEW ITEM

C. 14 CAMINO VERDE

E-1 Zone

Assessor's Parcel Number: 019-282-003
 Application Number: MST2009-00032
 Owner: Dennis B. Dierenfield Living Trust
 Architect: Ferguson-Ettinger Architects

(Proposal to replace a 2,880 square foot two-story single-family residence and 440 square foot detached two-car garage destroyed in the Tea Fire. The project consists of a 2,667 square foot two-story house and attached 484 square foot garage. Staff Hearing Officer approval is requested to allow the garage to be moved further from the street but still encroaching into the front setback. The proposed total of 3,151 square feet on the 9,085 square foot lot in the Hillside Design District is 91% of the maximum floor to lot area ratio.)

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

Public comment: Jacqueline Bravo, neighbor, concerned about view preservation.

Continued to the Staff Hearing Officer and return on Consent Calendar with comments: 1) Provide information for retaining wall, and specify exterior lighting, specify materials and colors 2) Include a final landscape plan with the Water Compliance Statement on plans.

NEW ITEM

D. 710 CIRCLE DR

R-1 Zone

Assessor's Parcel Number: 013-102-004
 Application Number: MST2009-00036
 Owner: Arthur Wayne and Martha P. Nelson
 Architect: Murray Duncan

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 1,903 square foot one-story single-family residence, an attached 494 square foot two-car garage, an attached 76 square foot entry gate house, and site walls. Grading would consist of 235 cubic yards of grading to be balanced on site. The proposed total of 2,473 square feet on the 7,343 square foot lot is 81% of the maximum floor to lot area ratio.)

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

Preliminary 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 and continued indefinitely to the Consent Calendar. Provide landscaping details and a color board.

NEW ITEM**E. 352 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-030
Application Number: MST2009-00042
Owner: Tim McCollum
Architect: John Kincade
Contractor: Donald Leitch

(Proposal to replace a 1,296 square foot single-family residence and attached 342 square foot two-car garage and 410 square foot deck destroyed in the Tea Fire. The project includes increasing the house to 1,500 square feet and garage to 400 square feet with total additions on all sides to be 250 square feet. Also proposed is an understory of approximately 250 square feet. The existing development was nonconforming to all setbacks and open yard requirements. Staff Hearing Officer approval is requested for modifications to allow encroachment into the front and interior setbacks, and to provide less than the required open yard area. The project is located on a 7,900 square foot lot in the Hillside Design District. The proposed total of approximately 2,150 square feet is 68% of the maximum floor to lot area ratio.)

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

Continued indefinitely to the Staff Hearing Officer with comments: 1) The Modification for a deck located over the property line or in the interior setback is not supportable. 2) The other Modification requests are supportable.

FINAL REVIEW**F. 3455 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004
Application Number: MST2007-00221
Owner: Silva Family Trust
Architect: Bryan Pollard
Landscape Architect: Sam Maphis

(Revised proposal to construct a 5,390 square foot one-story single-family residence including a 574 square foot three-car attached garage. The project includes a swimming pool, patio, a 27 square foot half-bath structure, septic system, site walls, fencing, synthetic putting green, solar panels, and landscaping. The project is located on a 1.2 acre lot in the Coastal Zone. The proposed total of 5,390 square feet is 102% of the maximum guideline FAR.)

(Final review of architecture and landscaping.)

Final Approval with conditions: 1) Move the small window away from the faux chimney. 2) Color of windows to be Santa Barbara blue. 3) Change the two Ceanothus from Snow Flurry to Concha as noted on the landscape plan. 4) Include Water Compliance Statement on irrigation plans and show that irrigation complies.

NEW ITEM**G. 2315 CHAPALA ST E-3 Zone**

Assessor's Parcel Number: 025-113-011
Application Number: MST2009-00052
Owner: Dennis and Cynthia Peterson Trust
Architect: Bill Wolf

(Proposal for a new two-story building with a 463 square foot two-car garage at lower level and 447 square foot accessory room above. The project includes the replacement and extension of an existing retaining wall. The existing 887 square foot one-story residence will remain and the existing 219 square foot one-car garage will be demolished. The proposed total of 1,797 square feet on the 6,250 square foot lot is 65% of the maximum floor to lot area ratio.)

(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 and continued one week to Consent Calendar with comments: 1) Provide exterior lighting cut sheet. 2) Provide a color board. 3) Provide garage door detail. 4) Provide retaining wall details. 5) Show permeable driveway. 6) Show drainage solution. 7) Show two-piece mission tile roof. 8) The project provides quality architecture and materials; the massing, height, and second-story are compatible with the neighborhood.

NEW ITEM**H. 309 W MICHELTORENA ST R-4 Zone**

Assessor's Parcel Number: 039-052-008
Application Number: MST2009-00041
Owner: David Seubert
Applicant: Adam Graham
Designer: Wyllis Heaton

(Proposal for a new 197 square foot second-story deck and 112 square foot first-floor addition at the rear of an existing 1,443 square foot two-story single-family residence. The existing second-story deck would be demolished and the existing 190 square foot detached garage will remain on the 5,250 square foot lot. The proposed total of 1,633 square feet is 69% of the maximum floor to lot area ratio.)

(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) Colors acceptable as presented. 2) Provide color board, lighting cut sheet and railing detail. 3) Eliminate post on rear wall. 4) Project is compatible with the neighborhood; massing is acceptable, and is an improvement over existing.

Items A and C were reviewed by Paul Zink. Items B, D, E, F, G, and H were reviewed by Glen Deisler. Landscaping for all items was reviewed by Erin Carroll. Staff present: JoAnne La Conte, Assistant Planner and Tony Boughman, Planning Technician II.