



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, March 23, 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](http://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](http://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](mailto: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 Thursday, March 19, 2009 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](http://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.

## **FINAL REVIEW**

### **A. 595 SYCAMORE VISTA RD**

**A-1 Zone**

Assessor's Parcel Number: 013-163-001  
Application Number: MST2008-00581  
Owner: Noel E. 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, an 85 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 2,748 square feet is 58% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

Continued one week to Consent Calendar with comments: 1) plaster and siding colors should be the same tone, proposed colors have too much light/dark contrast; 2) provide roof color; 3) provide cut sheet of light fixtures; 4) clarify if trim color is for railing and stairs; 5) specify gutter and downspout; 6) show structural plans.

## **NEW ITEM**

### **B. 669 COYOTE RD**

**A-1 Zone**

Assessor's Parcel Number: 021-141-004  
Application Number: MST2009-00115  
Owner: Michael S. Ziemba Living Trust  
Agent: Jason Carter

(Proposal to rebuild a 320 square foot single-car garage in the original location on a 2.14 acre parcel in the Hillside Design District. The original garage was destroyed in the Tea Fire.)

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

Postponed one week due to the applicant's absence.

**FINAL REVIEW****C. 1242 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-202-009  
Application Number: MST2008-00319  
Owner: Jody Herrick  
Architect: James Zimmerman

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum FAR.)

**(Project requires compliance with Planning Commission Resolution No. 040-08. Final approval of architecture and landscaping is requested.)**

Final Approval of the architecture as submitted. Final Approval of the landscaping with the condition that one multi-trunk Birch tree is planted in northeast part of yard rather than proposed two Birch trees.

**REVIEW AFTER FINAL****D. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020  
Application Number: MST2009-00090  
Owner: Jose R. Flores  
Applicant: Manuel Contreras

(Proposal for a 95 square foot first-floor addition at the rear and a 103 square foot enclosure of a patio for the recently approved Tea Fire rebuild. That proposal was for a 2,839 square foot residence and attached 546 square foot two-car garage on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,037 square feet is 84% of the maximum FAR.)

**(Review After Final for a 141 square foot first-floor addition and a 161 square foot deck above. The proposed total of 3,178 square feet is 88% of the maximum FAR.)**

Continued one week with comments: 1) show floor plan revisions on site plan; 2) provide a landscape plan; 3) provide all elevation drawings.

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