



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 06, 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.

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, 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 Thursday, April 02, 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.

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.

FINAL REVIEW

A. 317 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-025
Application Number: MST2009-00024
Owner: Dor Stampfli
Applicant: Rayner Spencer

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two foot higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing Officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum floor to lot area ratio [FAR].)

Final Approval as submitted of the architecture. Final Approval of the landscaping with conditions: 1) obtain Fire Department approval stamp for the landscaping; 2) replace and repair existing drip irrigation.

FINAL REVIEW

B. 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 FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 022-09.)

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 conditions: 1) provide cut sheet of garage door, full size drawings, and lower-level floor plan; 2) provide a landscape plan listing sizes, locations and Fire Department review; 3) show provide window and door and eave details; 4) specify stucco and roof on plans; 5) study roof venting, perhaps icynene insulation; 6) provide a lower-level floor plan; 7) provide full size drawings showing setbacks; 8) the project is compatible, is a rebuild with minor revisions, meets fire codes.

FINAL REVIEW

C. 47 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00090
Owner: Jose 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.)

(Final approval of landscape plan is requested.)

Final Approval with conditions: 1) include a water compliance statement; 2) show 8 foot minimum dimension for turf; show 5 foot minimum distance between retaining walls.

CONTINUED ITEM

D. 642 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-007
Application Number: MST2009-00088
Owner: Jack Jevne
Architect: Lori Kari

(Proposal to rebuild a house and attached two-car garage destroyed in the Tea Fire. The proposed 2,758 square foot three-story residence and attached 410 square foot two-car garage is similar to the prior house and uses approximately the same existing building footprint. The proposal includes 1,176 square feet of decks and balconies at the ground level and three floor levels. The project would be rebuilt to the prior non-conforming building height. Staff Hearing Officer approval of modifications are requested for alterations within the front and interior setbacks. The proposed total of 3,168 square feet on the 13,123 square foot lot in the Hillside Design District is 77% of the maximum FAR.)

(Project no longer requires approval of modifications. Action may be taken if sufficient information is provided.)

Preliminary Approval of the architecture 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 with conditions: 1) show doors, windows, railings, and eaves; 2) provide a color board; 3) provide landscape plan with Fire Department stamp; 4) provide a drainage and irrigation plan; 4) rebuild is an improvement over original.

REFERRED BY FULL BOARD**E. 324 E CALLE LAURELES****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-084-015
 Application Number: MST2009-00084
 Owner: Gregory and Wendi Chittick
 Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. Staff Hearing Officer approval of a Modification to allow alterations within the setback is requested. The proposed total of 1,551 square feet is 54% of the maximum FAR.)

(Comments only; Staff Hearing Officer approval of a modification is requested.)

Continued indefinitely to the Staff Hearing Officer and return to the Full Board with comments: 1) it is understood that a modification will be necessary at the north elevation for an increased roof pitch. The Modification is supportable as it enhances the architectural character from the street and improves the architecture of the house.

CONTINUED ITEM**F. 1726 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-153-033
 Application Number: MST2008-00102
 Owner: Pynn Family Trust
 Architect: Jyl Ratkevich

(Proposal for 140 square feet of one-story additions to an existing 1,059 square foot one-story single-family residence on a 5,125 square foot lot in the Hillside Design District. The proposed total of 1,199 square feet is 48% of the maximum guideline FAR.)

(Project is revised after receiving Preliminary Approval to include bath addition in covered porch only, no other remodel or addition. Action may be taken if sufficient information is provided.)

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 comment that the project is very minor and does not add bulk or mass.

NEW ITEM**G. 22 MORADA LN****A-1 Zone**

Assessor's Parcel Number: 055-151-010
 Application Number: MST2009-00157
 Owner: David C. Thomas

(Proposal to install a new swimming pool at the rear of an existing single-family residence. The project includes the installation of 400 linear feet of five feet tall chain link fencing with a self latching gate.)

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

The project is a minor pool on a large lot. The project is continued for Staff approval pending environmental assessment with the fence to be altered to not interfere with the existing stone wall.

REVIEW AFTER FINAL**H. 255 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-005
Application Number: MST2007-00564
Owner: Jeffrey and Jennifer Davis
Architect: Dawn Sherry

(Proposal for 892 square feet of single-story additions, a 588 square foot roof deck, 2 rear decks (275 square feet and 350 square feet), and a 44 square foot addition to the existing front porch. The existing 1,194 square foot one-story single-family residence and attached 386 square foot attached two-car garage is located on a 7,520 square foot lot. The proposed total of 2,472 square feet is 80% of the maximum FAR.)

(Review After Final for changes to north elevation garage windows removed; south and west elevations, plaster guardrail to wood rail to match front elevation; east elevation entry window changed; south elevation relocate chimney; site plan, replace fence with new 8' fence.)

Approval of the Review After Final with the exception that the fence change is eliminated, the owner prefers to keep current fence as is.

REVIEW AFTER FINAL**I. 2447 CALLE LINARES****E-1 Zone**

Assessor's Parcel Number: 041-411-013
Application Number: MST2008-00291
Owner: Donna Silva
Architect: Bryan Pollard

(Proposal for a 725 square foot addition of a new lower level and stair for an existing two-story 1,978 square foot single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.)

(Review After Final to add a wet bar, add a door and relocate a door at the mid floor level, relocation of small window, revised pedestrian access to a ramp rather than a stair on west side, and revisions to electrical fixtures layout.)

Approval of the Review After Final as submitted.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping for items A and B reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician.