



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT MINUTES**

**Monday, April 20, 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. 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:**

**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, 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 April 16, 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](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 on that day.

**NEW ITEM****A. 646 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-282-006  
Application Number: MST2009-00175  
Owner: Henry Jefferson  
Architect: CTA Architects

(Proposal to rebuild a 1,587 square foot single-family residence and 500 square foot attached garage destroyed in the Tea Fire. The proposal is to rebuild a similar structure of the same size in the same footprint as the prior house using the previous foundation and site walls. The proposed total of 2,087 square feet on the 24,951 square foot lot in the Hillside Design District is 44% of the maximum guideline floor to lot area ratio [FAR].)

**(Concept Review; comments only.)**

Ready for Preliminary Approval and continued one week with comments : 1) provide cut sheet with photograph of garage door; 2) provide cut sheet of light fixtures; 3) provide parapet wall detail; 4) provide a landscape plan or Fire Department waiver of this requirement.

**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.)

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

Final Approval as submitted of the landscape plan.

**NEW ITEM****C. 950 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-005  
Application Number: MST2009-00168  
Owner: Olitzky Family Trust

(Proposal to rebuild a 2,287 square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,687 square feet on the 1.1 acre lot in the Hillside Design District is 54% of the maximum guideline FAR.)

**(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 one week to Consent Calendar with the following comments and conditions: 1) the project is compatible with the neighborhood, keeps the same footprint and same general style 2) update the site plan to show terraces, retaining walls, and patio cover; 3) show railing and front patio; 4) study more of a sage green for garage door; 5) consider raising plate heights to 9 feet; 6) provide information about garage door and entry gate.

**CONTINUED ITEM****D. 428 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-011  
Application Number: MST2009-00110  
Owner: Duncan A. and Maria Theresa Thomas  
Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum FAR.)

**(Approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing officer Resolution 027-09.)**

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 the following comments and conditions: 1) the project is compatible with the neighborhood; provides quality architecture; massing and bulk are appropriate; saves trees; 2) obtain Fire Department stamp on landscape plan and provide an irrigation plan; 2) use Creeping Rosemary; 3) provide details for doors, windows, eaves, and railing, and material transition details; 5) provide a color board.

**NEW ITEM****E. 357 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-029  
Application Number: MST2009-00174  
Owner: Gerald L. and Marian J. Groff, Trustees  
Architect: V.G. Engineering  
Contractor: Evr-Gard Construction

(Proposal To reconstruct a one-story 1,168 square foot single family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum FAR.)

**(Comments only; project requires environmental assessment and Staff Hearing officer review for modifications.)**

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the addition on the front simplifies the architecture and is supportable, the roof pitch change and two-car garage and alterations at the rear are supportable, the work at rear is not visible from the street; 2) study roof venting; 3) indicate location of front door for visitors, perhaps with a walkway or gate; 4) suggest aluminum-clad windows; 5) study the understory of large deck, perhaps add a terraced planter; 6) consider wrought iron railing; 7) restudy the S-tile roof material; 8) provide colors, door and window details, eave details, cut sheet of exterior light fixtures, and a cut sheet of garage door.

**FINAL REVIEW****F. 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 FAR.)

**(Final approval of landscape plan is requested.)**

Postponed one week.

**NEW ITEM****G. 814 LARGURA PL****A-1 Zone**

Assessor's Parcel Number: 029-110-033  
Application Number: MST2009-00176  
Owner: Gerard G. and Carol E. Pigeon Trust  
Applicant: Kelly Mahoney

(Proposal to re-roof 700 square feet of the south side of a two-story single-family residence with a standing seam metal Duratech roof in "Cool Tumbleweed" color.)

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 compatible with the neighborhood, is almost like for like, and has an improved appearance.

**NEW ITEM****H. 506 DE LA VISTA AVE****R-2 Zone**

Assessor's Parcel Number: 029-032-002  
Application Number: MST2009-00179  
Owner: Barbara Edmison and Robert McPhillips  
Architect: Edwards- Pitman Architects

(Proposal to permit an as-built 297 square foot wood deck at the rear of an 1,175 square foot two-story single-family residence on a 5,200 square foot lot in the Lower Riviera Special Design District.)

**(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 following comment and condition: 1) the project is compatible with the neighborhood, and provides privacy to the neighbors; 2) provide a 5 foot high screen wall at 2/3 length of side of deck as noted on plans.

**FINAL REVIEW****I. 1617 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-010  
Application Number: MST2008-00163  
Owner: Johnny and Sal Jordan  
Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum FAR. Staff Hearing Officer approvals of zoning modifications are requested to allow the additions to encroach into two interior setbacks.)

Final Approval as submitted with the option to move the dining room window at hinge side of door toward the living room if the owner wishes to do so.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A through E, reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician.