



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 18, 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 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 Wednesday May 13, 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 on that day.

NEW ITEM

A. 1967 STANWOOD DR A-1 Zone

Assessor's Parcel Number: 019-050-002
Application Number: MST2009-00219
Owner: Ronald Dinning
Architect: James McGarry

(Proposal to rebuild a 2,301 square foot one-story single-family residence destroyed in the Tea Fire. The detached 529 square foot two-car garage did not burn. Proposed is a two-story 3,130 square foot house with a 104 square foot roof deck. The proposed total of 3,803 square feet on the 32,916 square foot lot in the Hillside Design District is 78% of the maximum guideline FAR.)

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

Preliminary Approval as submitted 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 comments: 1) provide eave, door and window details- not vinyl clad windows; 2) provide color board; 3) the bulk, mass, and the second-story is compatible with the neighborhood; 4) the project preserves trees; 5) the architecture is good quality and uses fire resistant material.

NEW ITEM

B. 507 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-062-010
Application Number: MST2009-00209
Owner: Behzad Masooman
Engineer: Barry Cohan

(Proposal to rebuild a 1,090 square foot one-story single-family residence and detached 311 square foot two-car garage destroyed in the Tea Fire. The project is one-story with a higher roof pitch within the existing building footprint with no change to square footage. Staff Hearing Officer approval is requested for modifications to allow alterations within the front and interior setbacks. The proposed total of 1,401 square feet on the 9,100 square foot lot in the Hillside Design District is 44% of the maximum FAR.)

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

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) extension at the front is minor in nature and provides a nice entry; 2) alterations to roof height are supportable as roof height change is minor in nature, fits the style and simplifies the roof; 3) s-tile must be installed with required conditions of approval; 4) study exterior lighting; 5) provide color board; 6) Ann Marx suggested trees to be cut and waived the requirement for a landscape plan.

NEW ITEM

C. 850 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-020
Application Number: MST2009-00221
Owner: Herziger Living Trust
Architect: Tai Yeh

(Proposal to replace a 2,573 square foot one-story single-family residence and 491 square foot attached two-car garage destroyed in the Tea Fire. The project is located within the existing building footprint and includes a new 388 square foot second-story and 180 square foot second-story deck. The proposed total of 3,064 square feet on the 1.65 acre lot in the Hillside Design District is 57% of the maximum guideline FAR.)

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

Final approval with conditions: 1) Obtain Fire Department approval of landscape plan; 2) exterior lighting to be downcast in accordance with Exterior Lighting Guidelines; 3) provide a landscape plan; 4) bulk and mass are similar to previous; 5) second story acceptable on downhill lot; 6) architecture is better quality, conserves landscaping, more fire safe.

NEW ITEM

D. 2220 MOUNT CALVARY RD

A-1 Zone

Assessor's Parcel Number: 021-040-013
Application Number: MST2009-00202
Owner: Llad and Carolann Phillips Trustees
Architect: Bob Easton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 3,225 square foot two-story single-family residence and attached 450 square foot two-car garage on a one acre lot in the Hillside Design District. The project includes a swimming pool, terrace, and 271 cubic yards of grading. The proposed total of 3,675 square feet is 72% of the maximum guideline FAR.)

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

Preliminary Approval as submitted 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 with the following conditions and comments: 1) provide landscape plan, irrigation plans, color board, and details; 2) the architecture is very appropriate and protects trees; it is not a problem if the applicant chooses to move the building forward 5 feet, the encroachment would be minor.

NEW ITEM**E. 733 ALTURAS DEL SOL A-1 Zone**

Assessor's Parcel Number: 019-113-048
Application Number: MST2009-00226
Owner: Dan B. Wright
Architect: Bob Easton Design

(Proposal to demolish an existing backyard spa and 472 square feet of existing decks and construct a new swimming pool, spa, 360 square foot terrace, 710 square foot deck, pool fencing, retaining walls, new landscaping, and approximately 36 cubic yards of fill grading. The existing 2,334 square foot house and 480 square foot detached garage are located on a 1 acre lot in the Hillside Design District.)

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

Final Approval 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 conditions and comments: 1) Railing to be wrought iron instead of glass; 2) project is compatible with the neighborhood; mass of building is not altered; pool is pretty much invisible; trees are protected; 3) project requires short-term construction conditions on plans.

NEW ITEM**F. 1590 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 019-183-017
Application Number: MST2009-00228
Owner: Robert F. Egenolf
Applicant: Bree Medley

(Proposal to replace all windows on an existing 2,395 square foot single-family residence and 580 square foot attached garage on a 16,887 square foot lot in the Hillside Design District. The proposal includes minor changes to some windows.)

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

Final Approval as submitted 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 improves the pattern of windows and there is no change to massing.

FINAL REVIEW**G. 1985 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 019-041-030
Application Number: MST2009-00049
Owner: Hazel Anerson
Architect: Jason Grant

(Proposal to replace a single-family residence and garage destroyed by the Tea Fire. Proposed is a 2,974 square foot two-story house and 524 square foot two car garage on the 2 acre lot in the Hillside Design District. The proposed total of 3,498 square feet is 63% of the maximum guideline FAR.)

Final Approval of the architecture with the following comments: 1) provide a landscape plan showing

stabilization of slopes; 2) obtain Fire Department stamp on landscape plan; 3) provide irrigation plans.

FINAL REVIEW

H. 3202 BRAEMAR DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-033
Application Number: MST2008-00438
Architect: Burke Design
Owner: Kara Warkentin

(Revised proposal for a 1,971 square foot one-story addition and remodeling for an existing 2,405 square foot two-story single-family residence. The existing attached garage would be demolished and a new 642 square foot attached three-car garage would be built. The proposal includes approximately 300 cubic yards of cut grading to improve drainage on the site. The total of 5,018 square feet proposed on the one acre lot in the Coastal Zone is 100% of the maximum guideline FAR.)

(Final approval of architecture and landscaping is requested.)

Final Approval with the following conditions: 1) chimney to be reduced in width above the roof as noted on the plans; 2) windows next to front entry door to be rectangular, not arched, as noted on the plans.

FINAL REVIEW

I. 845 SEA RANCH DR

A-1/SD-3 Zone

Assessor's Parcel Number: 047-103-004
Application Number: MST2009-00162
Owner: Margaret Carswell Family Trust

(As-built deck and screening for water storage tanks.)

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

Final Approval as submitted with the comment that the project is compatible with the neighborhood, well screened, and minor in nature.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping reviewed by Denise Woolery. Staff present: Tony Boughman.