



City of Santa Barbara

Planning Division

SINGLE-FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 01, 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.

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 May 27, 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. 638 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-033
Application Number: MST2009-00229
Owner: Jerry Siegel
Architect: Rios Clementi Hale Studios

(Proposal to rebuild a single-family residence and garage destroyed by the Tea Fire. The proposed 3,690 square foot two-story single-family residence and attached 425 square foot two-car garage is located on a 16,111 square foot lot in the Hillside Design District. The proposed total of 4,117 square feet is approximately 586 square feet larger than the prior house and is 94% of the maximum guideline FAR.)

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

Preliminary approval with Neighborhood Preservation Ordinance findings with conditions. 1) The roof must be altered to be within the prior building's envelope. 2) Restudy glass railing; consider cable railing. 3) Provide a color board. 4) Provide a landscape plan; consider potted plants at front of house; follow the comments from Consultation review. 5) Provide a color board. 6) The modern architecture is similar in style to prior house, height is not exceeding the prior height, size, bulk, and scale are in line with previous.

NEW ITEM

B. 900 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-142-005
Application Number: MST2009-00243
Owner: Richard Garcia Jr.
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline FAR.)

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

Continued to the Staff Hearing Officer with the following comments: 1) The house will have less visual impact in this new location. 2) Show existing trees on site plan. 3) Carry forward landscape and drainage comments from the Consultation review.

FINAL REVIEW

C. 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.)

(Final approval of architecture is requested.)

Final Approval with the following conditions: 1) Return to Staff with a cut sheet of exterior light fixtures to show dark sky compliance. 2) Face-mounted handrail attachment is appropriate. 3) Show a weather-based irrigation controller on irrigation plan. 4) Elimination of terraces is mitigated by the 12 inch cantilever patio wall above the footing.

FINAL REVIEW

D. 462 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-016
Application Number: MST2009-00122
Owner: Andrea Kelly
Architect: Lori Kari

(Proposal to replace a one-story single-family residence and garage that were destroyed in the Tea Fire. Proposed is a 1,752 square foot two-story house and a 254 square foot one-car detached garage. The total proposed 2,006 square feet on the 8,025 square foot lot located in the Hillside Design District is 63% of the maximum FAR. Staff Hearing Officer approval of Zoning Modifications are requested to allow the project to encroach into the interior setback and the required open yard area.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution No. 032-09.)

Final Approval as submitted of the architecture with Neighborhood Preservation Ordinance findings. The project has appropriate massing, quality architecture and materials, is more fire-resistant. Return with a landscape plan.

NEW ITEM**E. 660 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-282-026
Application Number: MST2009-00244
Owner: Floyd C. Dodson Trust
Designer: Catherine Dunbar
Engineer: Gary Frolenko
Contractor: Jim Head Construction

(Proposal to rebuild a three-story single-family residence and attached two-car garage destroyed in the Tea Fire. Proposed is a 2,800 square foot two-story single-family residence with a 637 square foot two-car garage below. The existing pool and deck will be refurbished. The proposed total of 3,437 square feet on the 16,394 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 with Neighborhood Preservation Ordinance findings with the following conditions: 1) Align beams with elevator pop out. 2) Provide details of posts supporting deck. 3) Provide roof plan and detail of transition between sloped roof and parapet roof. 4) Provide details of doors and windows. 5) Show drainage. 6) Provide chimney detail. 7) The architecture matches style of prior house. Size, bulk, and scale matches prior house.

NEW ITEM**F. 1507 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-030
Application Number: MST2009-00255
Owner: Frances S. Morehart

(Proposal for a 254 square foot second-floor addition, a 348 square foot lower floor addition, 315 square feet of upper-level decks and walkways, a 29 square foot covered porch entry, and demolition and rebuilding a detached 576 square foot garage/workshop. The existing 2,305 square foot two-story single-family residence and detached 358 square foot garage are located on a 20,035 lot in the Hillside Design District. Staff Hearing Officer approval is requested for a modification to allow the garage to be rebuilt with alterations in the front setback. The proposed total of 3,601 square feet is 77% of the maximum guideline FAR.)

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

Continued indefinitely to Consent Calendar with the following comments: 1) Provide more information on adjacent property and views. 2) The alterations to the garage in the setback is supportable. 3) Enhance the style of the roof at the side addition.

REVIEW AFTER FINAL**G. 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 139 square foot second-floor addition for a recently rebuilt 2,769 square foot two-story single-family residence and attached 546 square foot two-car garage/storage space on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,454 square feet is 95% of the maximum FAR.)

(Review After Final for a 139 square foot second-story addition resulting in 95% of the maximum FAR.)

Review After Final approved as submitted.

FINAL REVIEW**H. 1631 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-022
Application Number: MST2008-00017
Architect: Kavoian and Associates
Owner: David Prenatt

(Proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes approximately 120 cubic yards of grading (40 cubic yards cut and 80 cubic yards fill) and the replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The existing 2,233 square foot one-story single-family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District. Planning Commission approval of a coastal development permit is requested.)

(Action may be taken if sufficient information is provided. Project requires compliance with Planning Commission Resolution.)

Continued to Staff for final approval with the following conditions: 1) Upgrade the erosion control mat from jute. 2) Provide a drainage plan showing drainage to front of property. 3) Show Planning Commission conditions on plans and update notes on plans. 4) Add a weather-based irrigation controller. 5) Plant material is native and appropriate to the coastal bluff. The project removes paving and restores the slope.

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