



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, June 29, 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 June 24, 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. 1217 1/2 GILLESPIE ST R-2 Zone

Assessor's Parcel Number: 035-011-009
Application Number: MST2009-00284
Owner: Loyrs Allbrett

(Proposal to change the existing second-story vinyl horizontal siding to wood cedar shingles on the upper level of a 1,017 square foot single-family residence.)

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

Final Approval as submitted. Applicant may use alternative of board and batten siding with 8-12 inch wide boards with 3" battens.

FINAL REVIEW

B. 219 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-041-021
Application Number: MST2009-00045
Owner: Catherine Steinke Trust
Architect: Gregory Rech

(Proposal to rebuild a 2,989 square foot single-family residence and attached 441 square foot garage destroyed in the Tea Fire. The project includes 614 square feet total of additions to the kitchen, entry and garage on the upper level and additions to three bedrooms on the lower level. The project also includes rebuilding and increasing four rear yard decks from 572 to 1,255 square feet. The project is located on a 1.1 acre lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for encroachment of additions in the front setback. The proposed total of 4,044 square feet is 80% of the maximum guideline FAR.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 015-09.)

Final Approval of the project 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.

CONTINUED ITEM**C. 217 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-033
Application Number: MST2009-00079
Owner: Karen Silberstein
Architect: Bill Wolf

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. Proposed is a 3,551 square foot two-story single-family residence including attached 515 square foot two-car garage in the same location with an increase of 161 square feet. The project is located on a two acre lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 3,551 square feet is 64% of the maximum guideline FAR.)

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

Continued to the Staff Hearing Officer with comments: 1) Approval of the modification is recommended; 2) lower the entry door to match radius of plaster arch as noted on sheet A.6.1; 3) change 1 by to 2 by trim; new bracket for post of deck; simplify railing posts cap as noted on sheet D.1, detail 10; 4) project uses same footprint; proposed new construction is similar to prior; the site is restricted; the project is ready for final approval with the corrections noted when it returns to Consent Calendar.

NEW ITEM**D. 669 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-141-004
Application Number: MST2009-00115
Owner: Michael Ziemba 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.)

Final Approval of the project 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. The uncovered parking is not near public road or view; project uses quality materials; permeable gravel is acceptable.

FINAL REVIEW**E. 1596 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-060-022

Application Number: MST2009-00035

Architect: Kirk Gradin

Owner: Maria Charles and Raymond Clemencon

(Project is revised to eliminate proposed third-story. Proposal for a 415 square foot first-floor addition and a 60 square foot second-floor addition to an existing 1,778 square foot two-story single-family residence. The project includes an as-built 356 square foot two-car carport on the 8,712 square foot lot. The proposal includes the demolition of all as-built additions and alterations to the first and second-floor to abate violations in ZIR2009-00006. A modification is requested for alterations to the existing roof and wall within the interior setback. The proposed total of 2,609 square feet is 77% of the maximum FAR.)

Final Approval with conditions as noted on sheet A5.1 to add radius at bottom of beam ends. The size, bulk, and scale and architecture are appropriate; project uses quality materials and the design is compatible.

CONTINUED ITEM**F. 2150 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-071-004

Application Number: MST2009-00235

Owner: Davidson Family Trust

Architect: Loren Solin

(Proposal for a 433 square foot one-story addition with a 392 square foot roof deck above. The existing 2,762 square foot two-story single-family residence and detached 633 square foot two-car garage is located on a 26,322 square foot lot in the Hillside Design District. The proposed total of 3,770 square feet is 79% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

Final Approval of the project with the condition that the applicant place the City's standard archaeological discovery condition on the plans. The project provides quality materials and design; no impact to neighbors; the screen wall adds value to neighborhood.

REVIEW AFTER FINAL**G. 2222 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-202-011

Application Number: MST2008-00463

Owner: Lorenzo and Angelina Martel Trustees

Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

(Second review of Review After Final to raise the second-story plate height and roof approximately two feet.)

Final Approval of the project with the condition that the center gable rosette be sandstone.

Items on Consent Calendar were reviewed by William Mahan, except Items D and F, reviewed by Gary Mosel. Staff present: Tony Boughman, Planning Technician II.