



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

CONSENT MINUTES

Monday, July 27, 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 July 23, 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.

FINAL REVIEW

A. 122 SANTA ROSA PL

E-3/SD-3 Zone

Assessor's Parcel Number: 045-201-023
Application Number: MST2008-00407
Owner: Stewart Family Trust
Applicant: Erik Eppink
Architect: Terry Irwin

(Proposal to enclose an existing 180 square foot second-story covered porch. The existing two-story 1,749 square foot residence plus detached 751 square foot garage and accessory building is located on a 6,535 square foot lot. The proposed total of 2,680 square feet is 95% of the maximum floor to lot area ratio.)

Final Approval as submitted. White vinyl-clad windows are specified to match existing.

FINAL REVIEW

B. 955 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-008
Application Number: MST2009-00309
Owner: John and Janet Pedersen Living Trust
Designer: William Fedderson

(Proposal to rebuild a house that was destroyed in the Tea Fire. The proposal consists of rebuilding the same 1,663 square foot one-story house and 554 square feet of decks. The proposed total of 1,663 square feet on the 1.5 acre lot in the Hillside Design District is 32% of the maximum guideline floor to lot area ratio.)

Final Approval with conditions: 1) two existing non-conforming uncovered spaces were previously approved; remove reference to other spaces; 2) return to Staff with exterior light fixture cut sheets; 3) CMU wall to be finished with stucco to match house; 4) obtain Fire Department approval stamp on landscape plan; landscape design to remain as previous.

REVIEW AFTER FINAL**C. 49 SANTA TERESITA WY****A-1 Zone**

Assessor's Parcel Number: 055-030-065
Application Number: MST2008-00158
Owner: Lauri Deanne Hamer
Architect: John Beauchamp
Landscape Architect: Lane Goodkind

(Proposal for a new pool and spa, 500 linear feet of pool fencing, landscape improvements, replacement of existing hardscape and deck areas to total 2,000 square feet, a terrace area, and site retaining walls. Also proposed are replacement of existing exterior window walls with doors, changing a window, a new trellis, and converting 134 square feet of garage to habitable space. Approximately 521 cubic yards of grading is proposed on the 4.6 acre lot in the Hillside Design District.)

(Review After Final to change from wood shake siding to stucco and from shake roof to standing seam steel.)

Final Approval as submitted of the Review After Final. Roof will be Berringer Standing Seam, Champagne color. New windows to be clear anodized aluminum. Stucco to be Santa Barbara texture, color 417 Arrow Wood or 401 Stonington or a blend of the two to be determined in the field during construction.

REVIEW AFTER FINAL**D. 1970 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-019
Application Number: MST2004-00726
Owner: Elizabeth and Robert Leslie
Architect: Christine Pierron

(Proposal to permit a 106 square foot as-built sunroom, as-built enclosure of a 123 square foot porch, a 198 square foot garage addition, and the addition of a new deck above the garage. The project includes the replacement of existing door and windows on the second floor of a 2,910 square foot, two-story residence on a 11,905 square foot lot located in the Hillside Design District .)

(Review After Final of the following as-built changes: roof at deck changed from gable to hip, added hip roof at entry, garage door openings changed to arched, wrought iron guardrail changed to plaster, and second level entry posts changed to plaster.)

Final Approval as submitted of the Review After Final

CONTINUED ITEM**E. 1507 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-030
Application Number: MST2009-00255
Owner: Maurice Fleming
Agent: Sophie Calvin

(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 floor to lot area ratio.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing officer Resolution No. 059-09.)

Postponed one week due to applicant's absence.

NEW ITEM**F. 602 E CALLE LAURELES****A-1 Zone**

Assessor's Parcel Number: 055-160-049
Application Number: MST2009-00319
Owner: Nicholas J. Koonce
Agent: Tony Xiques

(Proposal to permit as-built work consisting of the enclosure of an existing 450 square foot upper-level deck to habitable space and 100 square feet of interior remodeling, retaining walls, landscaping, and walkway. The existing 1,561 square foot two-story single-family residence and attached 423 square foot attached two-car garage are located on a 3 acre lot in the Hillside Design District. The proposed total of 2,407 square feet is 39% of the maximum guideline floor to lot area ratio.)

(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 conditions: 1) Site walls to have 60 inch high maximum exposure; 2) provide engineering of retaining walls for Building Department; 3) stucco to match lower level of house; 4) study guard railing for retaining wall; 5) top of walls to be capped with flagstone to match existing; 6) the enclosure is acceptable; 7) new siding to be painted to match existing stained wood siding; project is compatible with the neighborhood; size, bulk and scale are compatible with the neighborhood.

Items on Consent Calendar were reviewed by Glen Deisler. Staff present: Tony Boughman, Planning Technician II.