



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 10, 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 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 August 05, 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. 2190 MOUNT CALVARY RD

A-1 Zone

Assessor's Parcel Number: 021-040-017
Application Number: MST2009-00344
Owner: Joan Laris Living Trust
Architect: Craig Burdick

(Proposal to rebuild a house and carport destroyed in the Tea Fire with a small increase in square footage. The project includes a 2,070 square foot one-story single-family residence and detached 200 square foot one-car carport, and 805 square feet of decks and patios. The proposed total of 2,270 square feet on the one acre lot in the Hillside Design District is 45% of the maximum guideline floor to lot area ratio.)

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

Final approval of the architecture, Preliminary Approval of the landscaping, and continued indefinitely to Consent Calendar with the following conditions: 1) study High Fire requirements for exterior materials; 2) consider Carex Pansa for lawn; 3) show plant sizes; 4) study cistern for irrigation; 5) show landscaping for all areas around house. The project is compatible with the neighborhood; provides quality architecture; size, bulk, and scale are similar to previous.

FINAL REVIEW

B. 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 floor to lot area ratio.)

Final approval as submitted of the landscape plan.

NEW ITEM**C. 545 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-002
Application Number: MST2009-00333
Owner: John and Sharon Broberg
Designer: Halsell Builders

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The project includes a 2,005 square foot two-story single-family residence, attached 434 square foot two-car garage, 256 square feet of decks, a 173 square foot covered porch, and new retaining wall. The proposed total of 2,439 square feet on the one acre lot in the Hillside Design District is 49% of the maximum guideline floor to lot area ratio.)

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

Final Approval of the architecture 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; and continued indefinitely for the landscaping with the following conditions: 1) add a planting area against the house; 2) add screen planting at Conejo Road for privacy 3) add Myoporum or Ceanothus for ground cover; 4) show fruit trees; 5) obtain Fire Department stamp; 6) study High Fire standards.

FINAL REVIEW**D. 1105 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-020
Application Number: MST2009-00059
Owner: Douglas Crawford
Architect: Tom Smith

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The project includes the construction of a 3,936 square foot two-story house and detached 460 square foot garage with a 276 square foot storage area underneath the garage. The new house would be approximately 895 square feet larger than the previous house and be located in the same footprint. The proposed total of 4,672 square feet is 98% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Continued one week with the following conditions: 1) update water compliance statement; 2) show irrigation zones; 3) specify Western Redbud rather than Crepe Myrtle; 4) show 15 gallon trees or larger; 5) color of garage doors and entry gate to be brown; 6) front fence and driveway gate to be 3.5 feet maximum height to meet zoning requirements.

NEW ITEM**E. 27 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-012
Application Number: MST2009-00346
Owner: Linda J. Rima Trust
Designer: Santa Barbara Design and Build

(Proposal for a 56 square foot first-floor addition to an existing 1,227 square foot one-story single-family residence on a 7,330 square foot lot. Proposal includes the abatement of zoning violations listed in ZIR2009-00225 including a two foot reduction of the as-built deck to remove the encroachment from the front setback, relocating the a/c compressor out of the required interior setback, and removing an as-built trellis. The proposal is 48% of the maximum floor to lot area ratio.)

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

Final Approval with the condition to correct windows on plans. The project provides quality architecture and materials; the bulk, mass, and scale are acceptable, and deck complies with good neighbor guidelines.

NEW ITEM**F. 1525 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-110-009
Application Number: MST2009-00360
Owner: Karen Shapiro and Richard Appelbaum
Architect: Richard Warner

(Proposal for new fire resistant siding throughout, and new fire resistant exterior doors and windows. Some windows will be enlarged.)

(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 condition to correct the floor plan. The project is compatible and will be more fire resistant.

CONTINUED ITEM**G. 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.)

Final Approval with the condition that the exterior light fixture to have non-clear glass. The window at the stairs is acceptable, and the project provides consistency with existing architecture and is compatible with the neighborhood.

NEW ITEM**H. 2310 SKYLINE WAY****E-1 Zone**

Assessor's Parcel Number: 041-371-001
Application Number: MST2009-00362
Owner: Arthur W. and Eileen Hennessy

(Proposal to permit an as-built 492 square foot second-floor deck and concrete patio below. The project is located at the rear of an existing 1,684 square foot two-story residence with attached 457 square foot garage on a 10,000 square foot lot in the Hillside Design District. The proposal also includes the abatement of zoning violations listed in ZIR2009-00153.)

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

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 with the following conditions: 1) deck location and size are acceptable; 2) change to cable rather than glass railing; 3) study structural engineering; 4) if the owner wishes to retain the glass railing it would be referred to the Full Board. The project is compatible with the neighborhood; the deck is set back from property lines; provides a large lot with screening between houses.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A, B, C and D, reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.