



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, August 24, 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](http://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](http://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](mailto: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 Thursday, August 20, 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](http://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.

### **NEW ITEM**

**A. 1001 COYOTE RD**

**A-1 Zone**

Assessor's Parcel Number: 021-061-003  
Application Number: MST2009-00365  
Owner: John W. Stack Trustee  
Architect: Jeff Shelton

(Proposal to rebuild a house that was destroyed in the Tea Fire. The project includes a 507 square foot one-story single-family residence with at 240 square foot covered porch, and a 241 square foot one-car carport. The proposed total of 748 square feet on the 40,742 square foot lot in the Hillside Design District is 16% of the maximum guideline floor to lot area ratio.)

**(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. It is understood how the eave detail will work although it is not provided on the plans. The project is basically a rebuild of the previous house; is compatible with the neighborhood; one uncovered parking space is acceptable.

### **NEW ITEM**

**B. 123 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-043-001  
Application Number: MST2009-00368  
Owner: Michael G. Kambitsch

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a 2,397 square foot two-story single-family residence with an attached 485 square foot two-car garage. The proposed total of 2,882 square feet on the 38,334 square foot lot in the Hillside Design District is 59% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval is requested for alterations within the front setback.)

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

Continued to the Staff Hearing Officer with the following comments: 1) the project is consistent with what previously existed; 2) the proposed square footage is less than previous; 3) the architecture looks great.

**FINAL REVIEW****C. 312 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-004  
Application Number: MST2009-00233  
Owner: Nelle Slack  
Architect: Daphne Rom Drew

(Proposal to rebuild a three-story 1,652 square foot single-family residence and 402 square foot detached garage destroyed in the Tea Fire. The project is a redesigned contemporary style three-story 2,692 square foot house and attached 490 square foot two-car garage. The project includes 394 cubic yards of grading on the 10,397 square foot lot in the Hillside Design District. Staff Hearing Officer approval of Modifications is requested to allow alterations within the setbacks. The proposed total of 3,182 square feet is 84% of the maximum floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested.)**

Final Approval with conditions: 1) railing lights to be on motion detector; 2) eliminate two of the three up lights; the center light is acceptable; 3) bulk, mass, and scale are acceptable; 4) architectural style and is acceptable and is a nice, creative design.

**FINAL REVIEW****D. 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 floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested.)**

Final Approval of the architecture as submitted. Return to Consent Calendar for final approval of the landscape plan.

**CONTINUED ITEM****E. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013  
Application Number: MST2009-00253  
Owner: Terry W. and Jill Farrance  
Architect: Steve Hausz

(Proposal to repair a house damaged in the Tea Fire. Proposed is repair of a portion of the first-floor and add 176 square feet to the existing second-floor of an existing 2,357 square foot two-story single-family residence. The existing detached 427 square foot garage was not damaged. Staff Hearing Officer approval is requested for a modification of the solar access ordinance. The proposed total of 2,960 square feet on the 28,745 square foot lot in the Hillside Design District is 58% of the maximum guideline floor to lot area ratio.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 060-09.)**

Preliminary 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 comment to study the roof material. The project is an improvement to the style; the massing is much more balanced and compatible with the neighborhood; bulk, mass, and scale are appropriate.

**FINAL REVIEW****F. 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.)

Final Approval as submitted with the comment that adding a top rail to cable rail is acceptable if required.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping, reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.