



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 21, 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 toughman@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 Wednesday, September 16, 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.

FINAL REVIEW

A. 2224 GIBRALTAR RD A-1 Zone

Assessor's Parcel Number: 021-180-004
Application Number: MST2009-00180
Owner: Alison Armour
Architect: Valerie Froscher

(Proposal for repairs and a 427 square foot first-floor addition and a 596 square foot addition to the second-floor. The existing 2,691 square foot two-story single-family residence suffered minor damage in the Tea Fire. The proposed total of 3,714 square feet on the 11.5 acre lot is 34% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture is requested.)

Final Approval of the project with the condition that glazing for new exterior light fixtures should be seeded or translucent glass.

FINAL REVIEW

B. 1819 SYCAMORE CANYON RD A-1 Zone

Assessor's Parcel Number: 021-141-036
Application Number: MST2008-00528
Owner: Department of Veterans Affairs of California
Engineer: Southern California Edison
Owner: Larry Self

(Proposal for slope remediation for a landslide below an existing transmission tower in the Southern California Edison right-of-way and adjacent private property. The project consists of excavating and backfilling approximately 25,000 cubic yards of soil and importing approximately 1,500 cubic yards of fill. The proposal includes preparation of a cement/soil mixture to reconstruct the failing slope, construction of a concrete swales, drains, and other structures to dissipate energy and direct stormwater to the creek below. Existing oak trees on site will be protected.)

Final approval of the project with the following comment and conditions: 1) Proposed earth tone colors are acceptable for concrete, blocks, and grout. 2) Existing fruit trees are to be maintained. 3) Reproduce Staff's Conditions of Approval on plans. 4) Any additional borrow grading is subject to review by Single Family Design Board.

NEW ITEM**C. 937 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-252-003
Application Number: MST2009-00343
Owner: Steven B. Anderson
Applicant: Michael Vining

(Proposal to abate violations in enforcement case ENF2009-00667 and obtain as-built permits for a new 584 square foot elevated first-floor deck, a 14 square foot addition to an existing second-floor deck, a new exterior stair to the ground at rear, remove an existing extended fascia, remove exterior stair on west side, and minor window and door changes. The existing 3,116 two-story single-family residence and attached 190 square foot one-car garage is located on a 8,580 square foot lot in the Hillside Design District. The total of 3,306 square feet is 99% of the maximum floor to lot area ratio.)

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

Final 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 following comments and conditions: 1) The project is consistent with the neighborhood; the deck provides outdoor space and poses no visual or acoustical problems; the railing is consistent with older railing; and the octagon window enhances the elevation. 2) All light fixtures to have seeded or translucent glass, or can lights in soffit above deck, for compliance with Exterior Lighting Ordinance. 3) Extended fascia may be removed or left in place.

FINAL REVIEW**D. 1204 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-050-010
Application Number: MST2009-00287
Owner: Shail V. and Joanne H. Mehta
Applicant: Tectonica Design

(Revised proposal for 429 square feet of first-floor additions and a new 88 square foot second-story. The existing one-story 1,458 square foot single-family residence with attached one-car garage is located on a 6,025 square foot lot in the Coastal Zone. The proposed total of 1,975 square feet is 73% of the maximum floor to lot area ratio.)

Final approval of project is requested. Project is reduced by 55 square feet including a reduction of size and scale of tower.

Continued one week with the following comments: 1) provide colors for roof tile, stucco, windows, and trim. 2) Provide cut sheets for garage door and exterior light fixtures. 3) Provide details for octagon skylight, eaves, chimney, and window sills.

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