



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 28, 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 September 24, 2009 at 4:00 p.m., this 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. 333 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-030
 Application Number: MST2009-00412
 Owner: Dale F. Schudel
 Designer: Dylan Chappell

(Proposal to rebuild a one-story 1,248 square foot house and attached 480 square foot garage destroyed in the Tea Fire. The project includes construction of a two-story 3,179 square foot single-family residence and attached 469 square foot two-car garage, 503 square feet of decks, and 10 cubic yards of cut and fill grading. The garage will encroach into the interior setback in the same location as the previous garage. The proposed total of 3,648 square feet on the 11,810 square foot lot in the Hillside Design District is 92% of the maximum floor to lot area ratio.)

Continued to the October 12 Full Board meeting with comments: 1) Provide 20 closest FAR data. 2) Show adjacent footprints. 3) Provide revised elevations showing change to building height. 4) Provide a plant list on the landscape plan. 5) Study reducing driveway width. 6) Study reducing cantilever of balcony on east elevation. 7) Study adding trees. 8) The project is continued to the Full Board because it is a large increase in size compared to the destroyed house and will become greater than 85% of the maximum FAR.

FINAL REVIEW

B. 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 landscaping is requested.)

Continued one week to Consent Calendar with comments: 1) Change tree up-lighting to downcast lighting and provide a light fixture specification. 2) Provide schematic irrigation plan.

REVIEW AFTER FINAL**C. 1565 FRANCESCHI RD****A-1 Zone**

Assessor's Parcel Number: 019-101-012
 Application Number: MST2009-00164
 Owner: Robert Zorich
 Architect: Kirk Gradin

(Review After Final to add site walls adjacent to the driveway gate of the existing single-family residence. A small portion of the wall requires Staff Hearing Officer approval of a modification to exceed 3.5 feet in height within 10 feet of the front of the property. The approved project includes 1,037 square feet of new patio area, 1,523 linear feet of retaining walls, a spa, and 85 cubic yards of fill grading. The project is located on a 22,000 square foot lot in the Hillside Design District.)

(Review After Final to add site walls adjacent to driveway gate. Comments only; project requires Staff Hearing Officer approval of a Modification.)

Continued indefinitely to the Staff Hearing Officer with comments: 1) The encroachment is supportable. 2) The flanking wall and detail are appropriate to the architecture. 3) The project may return to Staff for administrative approval of Review after Final.

CONTINUED ITEM**D. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005
 Application Number: MST2009-00243
 Owner: Richard Garcia Jr.
 Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 053-09.)

Preliminary Approval as submitted of the architecture 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 comments and conditions: 1) The project provides quality architecture; the bulk, mass, and scale are appropriate to the site and neighborhood; the style is compatible to the neighborhood; no trees will be removed. 2) Provide a landscape plan. 3) Return with details. 4) Study the garage door.

CONTINUED ITEM**E. 123 CONEJO RD****A-1 Zone**

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

(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.)

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

Final Approval of the architecture 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 to Consent Calendar with comments and conditions: 1) The project is well designed and an enhancement to the neighborhood; and is similar in size to previous. 2) Garage door color to match doors and windows. 3) Provide landscape and irrigation plans. 4) Study taller landscaping in front of wall below kitchen deck. 5) Obtain Fire Department approval of landscaping. 6) Call out sizes of plantings. 7) Call out gravel or decomposed granite surfaces. 8) Study DG on all slopes for potential erosion problems. 9) Provide exterior light fixture replacement specifications.

FINAL REVIEW**F. 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

(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 the project as submitted.

NEW ITEM**G. 913 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-002
Application Number: MST2009-00418
Owner: Johnson Trust
Applicant: Clint Burrey

(Proposal to re-roof by removing existing light weight cement shakes and installing Claylite "s" tile with double starter/booster and cement bird stops on an existing single-family residence on an 11,542 square foot lot in the Hillside Design District.)

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

Final Approval of the project with conditions: 1) Incorporate Standard Conditions of Approval per Single Family Residence Design Guidelines [pg 30-C]. 2) C-tile will not work per structural conditions of existing roof. 3) Use double tile starter course on all eaves.

FINAL REVIEW**H. 33 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-011
Application Number: MST2008-00268
Owner: Brian J. Tharp

(Revised proposal for a new 724 square foot second-story and remodel for an existing 1,530 square foot one-story single family residence including 380 square foot two-car detached garage. The project would add a 160 square foot second-story deck, a vestibule with staircase, and a new roof on the garage. No grading, vegetation removal or new landscaping is proposed. The project would result in a 2,243 square foot two-story house with attached garage on the 7,688 square foot lot and is 72% of the maximum floor to lot area ratio. Staff Hearing Officer approvals of Modifications are requested to allow alterations to the existing garage in the front and interior setbacks.)

(Project requires compliance with Staff Hearing Officer Resolution No. 071-08.)

Public comment letters were reviewed.

Continued one week to Consent Calendar with the comment that the second-floor awnings on the north and east elevations are not acceptable. Submit a revised solution for the awnings that is compatible with the architecture.

CONTINUED ITEM**I. 914 CALIFORNIA ST****E-1 Zone**

Assessor's Parcel Number: 029-051-001
 Application Number: MST2009-00341
 Owner: Michael S. Witherell and Elizabeth Hall
 Architect: Eric Swenumson
 Agent: Roy Harthorn

(Proposal to demolish a 335 square foot detached two-car carport and construct a 464 square foot detached two-car garage. There is an existing 1,219 square foot two-story single-family residence to remain on the 6,285 square foot lot in the Hillside Design District. Staff Hearing Officer approval of modifications is requested for the garage to encroach into the front setbacks. The proposed total of 1,683 square feet is 61% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 075-09.)

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 with comments and conditions: 1) The design of the new garage is compatible with the existing architecture and neighborhood. 2) The garage window is to match the double casement with six light within each casement.

NEW ITEM**J. 1342 DE LA GUERRA RD****E-2 Zone**

Assessor's Parcel Number: 031-142-009
 Application Number: MST2009-00427
 Owner: Talmage and Deral Trust

(Proposal for 45 feet of retaining walls with maximum height of six feet.)

(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 the comment that the replacement of the existing wall varying 42" to 68" in height will be an improvement from original design with stucco cap.

Consent Calendar Items A, D, E, F were reviewed by Glen Deisler; Items C, G, H, I, J were reviewed by William Mahan; landscaping for items A, B, and E reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II and Michelle Bedard, Planning Technician II.