



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, November 02, 2009      David Gebhard Public Meeting Room: 630 Garden Street      11:00 A.M.**

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**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)**

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### **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 [toughman@santabarbaraca.gov](mailto: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 NOTICE:** On Thursday, October 29, 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 on that day.

### **REVIEW AFTER FINAL**

#### **A. 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.)

**(Second review of Review After Final to change to stucco exterior, leave two existing doors in place instead of new, leave planter in place instead of removing, and not make the approved improvements to the existing garage.)**

Final Approval as submitted of the Review After Final.

### **FINAL REVIEW**

#### **B. 120 CAMINO ALTO**

**A-1 Zone**

Assessor's Parcel Number: 019-150-013  
Application Number: MST2009-00253  
Owner: Terry 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.)

Final Approval as submitted.

**REVIEW AFTER FINAL****C. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009  
 Application Number: MST2009-00423  
 Owner: Stephen A. Greig  
 Architect: Chris Dentzel  
 Engineer: Kevin Vandervort  
 Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence, a 424 square foot attached two-car garage, and a new 424 square foot under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story square footage and is 43% of the maximum guideline floor to lot area ratio. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of Modifications.)

**(Review after final to increase heights of retaining walls within the interior and front setbacks. Comments only; the increase in heights will require Staff Hearing Officer approval of Modifications.)**

Continued indefinitely to the Staff Hearing Officer and return to Staff with comments: 1) The Modification is a minor encroachment and is supportable. 2) Proposed railings will match existing.

**NEW ITEM****D. 2131 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-029  
 Application Number: MST2009-00369  
 Owner: Donnis Gal and Peter Hale

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project would rebuild with minor alterations the 2,307 square foot two-story single-family residence and attached 505 square foot two-car garage and two uncovered parking spaces. The proposed total of 2,812 square feet on the 1.24 acre lot in the Hillside Design District is 55% of the maximum guideline floor to lot area ratio.)

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

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 following comments and continued one week to Consent Calendar with comments: 1) Provide details for eaves, windows and doors, railings, material, and roof overhang. 2) Provide color board and exterior lighting cut-sheet.

**FINAL REVIEW****E. 1325 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-027  
Application Number: MST2009-00398  
Owner: Grant Ray and Therese Ann Gibson

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

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

Postponed indefinitely.

**CONTINUED ITEM****F. 1444 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-015  
Application Number: MST2009-00462  
Owner: Irene Elias  
Contractor: Superior Pool and Spa

(Proposal for a new 16 by 80 foot in-ground pool, spa and equipment for an existing single-family residence.)

**(Second review. 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 following comments and conditions: 1) Fence below retaining wall is removed from proposal. 2) Pool fencing provided for safety is acceptable. 3) Stucco wall at Jacuzzi to match house.

**FINAL REVIEW****G. 2431 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-311-005  
 Application Number: MST2006-00295  
 Owner: Bolger Family Trust  
 Designer: Matthew Guerrero

((This is a revised project. The new proposal consists of the demolition of 380 square feet and keeping 715 square feet of the existing house, and 2,336 square feet of new construction. The existing one-story 1,095 square foot single-family residence will become a two-story 2,569 square foot single-family residence with an attached 482 square foot two-car garage. The project requires a Substantial Conformance determination for revisions to the Coastal Development Permit approved by the Planning Commission. The proposed total of 3,068 square feet on the 10,075 square foot lot is 82% of the maximum floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested. Project requires compliance with Planning Commission Resolution No. 001-07.)**

Final Approval of the architecture. Preliminary Approval of the landscaping 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 one week to Consent Calendar with comments: 1) The project is compatible with the neighborhood; provides quality design and architecture; preserves trees. 2) Reproduce Planning Commission Resolution on plans. 3) Provide irrigation plan that meets Water Conservation Standards. 4) Reproduce Arborist's conditions on plans.

**FINAL REVIEW****H. 1327 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-252-005  
 Application Number: MST2008-00325  
 Owner: Jorge Escamilla  
 Architect: Jose Luis Esparza

(Proposal for a new 1,226 square foot second-story and a 68 square foot first-floor addition for an existing 1,945 square foot one-story single-family residence including attached 431 square foot two-car garage. The project is located on a 10,351 square foot parcel in the Hillside Design District. The proposed total of 3,270 square feet is 86% of the maximum FAR.)

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

Final Approval with conditions: 1) Pedestrian path to East to be decomposed granite at a maximum width of 4'6". 2) Remove two Cordyline plants in parkway strip. 3) Update the Water Compliance Statement.

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