



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 16, 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 NOTICE: On Thursday, November 12, 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.

FINAL REVIEW

A. 656 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-282-005
Application Number: MST2009-00166
Owner: James H. Kay, Jr.
Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final Approval with the following conditions: 1) Provide Water Compliance Statement and irrigation equipment notes on plans. 2) Trees to be 15 gallon minimum, shrubs may be 5 gallon. 3) Obtain Fire Department approval stamp for the landscape plan.

FINAL REVIEW

B. 2211 WHITE AVE E-3 Zone

Assessor's Parcel Number: 041-252-037
Application Number: MST2008-00308
Owner: Olivianer LLC
Architect: Kent Mixon
Landscape Architect: Chris Gilliland

(Proposal for a 363 square foot first-floor addition and a new 408 square foot second-story for an existing 959 square foot one-story single-family residence. The proposal includes 471 square feet of first-floor decks and a 102 square foot second-floor deck. Parking would be provided in a new 234 square foot one-car carport attached to the house and also attached to the existing 220 square foot one-car carport. This application will abate the unpermitted setback encroachments noted as violations in Zoning Information Report 2008-00039. The proposed total of 2,183 square feet on the 5,486 square foot lot is slightly less than 85% of the maximum floor to lot area ratio. Staff Hearing Officer approval is requested for a modification to allow alterations to part of the existing house that is in the interior setback.)

(Final approval of landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 072-08.)

Final Approval with the condition to add planting at the existing gravel area in front as noted on the plans.

NEW ITEM

C. 1229 BEL AIR DR E-1 Zone

Assessor's Parcel Number: 049-210-002
Application Number: MST2009-00503
Owner: Newton Family Living Trust

(Proposal for a new 800 square foot swimming pool and spa involving 242 cubic yards of cut and fill grading on the 32,670 square foot lot in the Hillside Design District. The project includes pool fencing, installation of gas stub for future barbeque, landscape walls, hardscaping, new French door at residence in existing window opening, and exterior lighting.)

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

Continued indefinitely. Return to Consent Calendar with Arborist's Report.

REVIEW AFTER FINAL

D. 731 E ANAPAMU ST R-3 Zone

Assessor's Parcel Number: 029-150-031
Application Number: MST2007-00530
Owner: Aaron Gilles
Designer: Don Swann

(Revised proposal no longer needs approval of a Zoning Modification. Proposal to construct a 1,792 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline floor to lot area ratio.)

(Review after final to eliminate approved six foot masonry wall at front of property and relocate electrical meter to left side of garage.)

Approval of the Review After Final as noted on the plans.

REVIEW AFTER FINAL**E. 1242 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-202-009
Application Number: MST2008-00319
Owner: Jody Herrick
Architect: James Zimmerman

(Proposal to demolish an existing 1,157 square foot single-family residence and construct a new 2,405 square foot two-story single-family residence, including attached 400 square foot two-car garage. The proposal includes a 486 square foot lower-level covered veranda and 406 square feet of upper-level covered verandas. The project is located on a 6,521 square foot lot in the appealable jurisdiction of the Coastal Zone. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,405 square feet is slightly less than 85% of the maximum floor to lot area ratio.)

(Review after final to change to cedar shingle siding, add two windows, add cupola, change trellis to solid cover, add shed roof over outdoor sink.)

Public comment: Elsa Dunion, neighbor, viewed all changes.

Approval of the Review After Final with the condition that the dimension of fountain to be 5' high and stone and of stucco construction.

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