



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 30, 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 November 24, 2009 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. 447 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-050-017
 Application Number: MST2009-00509
 Owner: Hezi and Corin Koren
 Designer: Ubaldo Diaz

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

(The project received Preliminary Approval on 11/23/09. Final Approval is requested.)

A public comment letter in opposition to the project from Paul Westbury was acknowledged.

Postponed indefinitely at the applicant's request.

FINAL REVIEW

B. 715 CIRCLE DR R-1 Zone

Assessor's Parcel Number: 013-101-006
 Application Number: MST2009-00504
 Owner: Charles Steven Duvall
 Engineer: Jim Charterley

(Proposal to replace a house and garage destroyed in the Tea Fire. The proposal includes a 2,229 square foot one-story residence with an attached 486 square foot two-car garage. The proposed total of 2,715 square feet on the 19,580 square foot lot in the Hillside Design District is 61% of the maximum guideline floor to lot area ratio.)

(The project received Preliminary Approval on 11/23/09. Final Approval is requested.)

A public comment letter in opposition to the project from Paul Westbury was acknowledged.

Final Approval of the architecture with the condition to provide roofing details for a two-piece mission tile of typical "reddish" color. The S-tile roof is not acceptable. Continued indefinitely to the Consent Calendar for landscaping review.

NEW ITEM**C. 289 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-083-006
Application Number: MST2009-00515
Owner: JJC, L P
Architect: Jeff Shelton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 2,458 square foot one-story single-family residence with attached 509 square foot two-car garage, a detached pool cabana, and detached workshop. The proposed total of 3,467 square feet on the 1.77 net acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

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

A public comment letter in opposition to the project from Paul Westbury was acknowledged.

Preliminary 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 and continued indefinitely to Consent Calendar with the following conditions: 1) Provide a color board. 2) Provide a landscape plan.

NEW ITEM**D. 1239 MANITOU RD****R-1 Zone**

Assessor's Parcel Number: 041-010-001
Application Number: MST2009-00508
Owner: Olivier Deschenes
Architect: Tai Yeh

(Proposal to enclose an existing second-story balcony, resulting in the addition of 60 net square feet for an existing 1,953 square foot two-story single-family residence and detached 522 square foot two-car garage. The proposal also includes the abatement of violations outlined in ZIR2008-00146. The proposed total of 2,535 square feet is 82% of the maximum floor to lot area ratio.)

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

A public comment letter in opposition to the project from Paul Westbury was acknowledged.

Preliminary and 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

NEW ITEM**E. 849 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-029
Application Number: MST2009-00518
Owner: James R. and Marjorie D. Rehfus Trustees
Architect: Tai Yeh

(Proposal to add windows and an exterior door to an existing under-story of a single-family residence. The project will allow the as-built conversion of unfinished under-story to habitable space. The existing 3,628 square foot two-story single-family residence and attached 505 square foot two-car garage is located on a 19,313 square foot lot in the Hillside Design District. The total of 3,628 square feet is 82% of the maximum guideline floor to lot area ratio.)

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

A public comment letter in opposition to the project from Paul Westbury was acknowledged.

Preliminary and 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.

Items on Consent Calendar were reviewed by Glen Deisler. Staff present: Michelle Bedard, Planning Technician.