



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

CONSENT MINUTES

Monday, December 14, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS: WILLIAM MAHAN, CHAIR
 PAUL ZINK, VICE-CHAIR (Consent Alternate)
 BERNI 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 December 10, 2009, 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. 444 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-010
 Application Number: MST2009-00410
 Owner: Pike Carol Louise
 Applicant: Sorenson Construction
 Designer: Braun and Associates

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposed 960 square foot one-story single-family residence and attached 170 square foot attached one-car garage will be located on the same footprint as the destroyed structure. The project is located on a 10,599 square foot lot in the Hillside Design District. The proposed total of 1,130 square feet is 30% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

Postponed indefinitely.

NEW ITEM

B. 241 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-041-014
 Application Number: MST2009-00537
 Owner: Luis J. Castleman
 Architect: Burnell, Branch and Pester Architects

(Proposal to rebuild a single-family residence destroyed by the Tea Fire. The project includes a new 2,164 square-foot two-story residence, attached 478 square-foot two-car garage, and 630 square foot deck. The proposed total of 2,642 square feet on the one acre lot in the Hillside Design District is 53% of the maximum guideline floor to lot area ratio.)

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

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, with following comment and conditions: 1) The project is compatible with the neighborhood; bulk, mass and scale are okay; trees are preserved. 2) Roof color to be earth tone. 3) Provide stucco colors to break up the massing. 4) Study breaking up the massing with colors and materials. 5) Study planting to screen the rear deck under-story. 6) Provide floor area to lot calculations on the plans.

NEW ITEM**C. 2108 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-050-028
Application Number: MST2009-00543
Owner: Stephen Richard and Nanci E. Syson
Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

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

Preliminary 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 with the following comment and conditions: 1) The proposed architecture is less than the house that was lost as shown in Site Section A. 2) Provide a landscape plan, indicating landscape between the pool and the house. 3) Study the amount of stone work at/above the entertainment room doors (East door). 4) Show all exterior light fixtures. 5) Colors as proposed are acceptable. 6) Provide a roof plan.

FINAL REVIEW**D. 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
Architect: Bildsten and Sherwin Design Studio

(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 with the condition that Transportation Department to approve the plans.

FINAL REVIEW**E. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005
Application Number: MST2009-00535
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 and two site retaining walls. 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.)

(Final approval of landscaping is requested.)

Final Approval of the project with the following comment and conditions: 1) Planting is appropriate. 2) Provide seed mix details. 3) Provide Water Compliance Statement and irrigation plan that complies. 4) Provide sand stone cap on upper retaining wall. 5) Provide boulder where new wall meets existing. 6) Provide drip irrigation.

CONTINUED ITEM**F. 306 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-003
Application Number: MST2009-00414
Owner: Antar Dayal
Architect: Hector Magnus

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single-family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution No. 092-09.)

Preliminary 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 with the following comment and conditions: 1) The bulk, mass, and scale, are compatible with the neighborhood; provides quality architecture. 2) Provide a street tree or street tree-like succulents in a planter along the street. 3) Use non-invasive palm trees. 4) Show elevations of all fences. 5) Provide gate detail. 6) Provide a landscape plan. 7) Provide color elevations drawings.

FINAL REVIEW**G. 1131 DEL SOL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-063-015
 Application Number: MST2009-00050
 Owner: Robin and Scotti Brooks Family Trust
 Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second-story, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single-family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final Approval of the project as noted on sheets E-1, and L-1 with conditions: 1) Add two exterior light fixtures on the North elevation (E-1) L-1. 2) Add two 5 gallon Agave species at the second story planter deck. 3) Increase the spacing between the vines by 50% along the front wall at the front elevation, as noted on sheet L-1.

FINAL REVIEW**H. 1978 LAS CANOAS RD A-1 Zone**

Assessor's Parcel Number: 021-030-020
 Application Number: MST2009-00479
 Owner: Wayne D. and Susan E. Dupont Trust
 Contractor: David Chase
 Designer: Shane Quinlan

(Proposal to replace 8 metal windows damaged in the Jesusita and Tea Fire like-for-like design; replace 4 sets of ground level windows with French doors and replace existing wood deck with new concrete deck in same location.)

Final Approval as submitted.

CONTINUED ITEM**I. 1435 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-001
 Application Number: MST2009-00516
 Owner: Turner Geraldine Gray Trustee
 Contractor: Ace Awning, Inc.

(Proposal to construct a 75 square foot glass enclosure on an existing second-story deck for an existing two-story residence with an attached two-car garage. The proposal total of 3,196 net square feet on the 15,057 square foot lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

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

Continued three weeks to the January 4, 2010 Consent Calendar with comments: 1) Provide a West elevation to show the roofs connection. 2) Provide photographs to show the existing elevations with the

existing addition. 3) The proposed addition is acceptable as it matches the existing sunroom enclosure.

FINAL REVIEW

J. 581 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-281-007
 Application Number: MST2009-00170
 Owner: Bradley Vernon
 Architect: Leonard Grant

(Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to area ratio.)

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a Modification is requested to allow the front setback encroachment.)

(Final approval of architecture and landscaping is requested.)

Public comment:

June Chanson, neighbor, expressed concern with the landscape in regards to views and privacy. A letter from Paula Westbury was acknowledged.

Final Approval of the project with conditions: 1) Use the small mansard nook chimney pot at the pool cabana. 2) The pittisporum, bamboo, and banana plantings outside of the setback are acceptable with a condition that they are to be permanently maintained at a maximum of 20 feet above grade to protect views of the adjacent neighbor and maintain privacy for both properties. 3) The pool fence spacing shall not exceed 4' on center.

FINAL REVIEW

K. 1600 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-033
 Application Number: MST2008-00518
 Owner: Ted Gardner Family Trust
 Architect: Bruce Biesmon-Simons

(Revised proposal to construct a new 4,997 square foot three-story single-family residence with an attached 872 square foot carport. The house would be located at the northwest corner of the 18 acre parcel in the Hillside Design District. The existing single-family residence closer to the center of the property was destroyed in the Tea Fire. An existing garage, pool, and art studio remain. Staff Hearing Officer approval of a Modification is requested for covered parking to exceed 750 square feet. The proposed total of 5,869 square feet is 41% of the maximum guideline floor to area ratio.)

(Final approval of architecture is requested.)

Final Approval as submitted of the Architecture; Landscaping is continued three weeks to January 4, 2010 with conditions: 1) Provide an 8.5"x11" color sheet for the file. 2) Specify the gravel along Mountain Drive. 3) Update the landscape plan to reflect the secondary driveway. 4) Review plans with Ann Marx regarding the additional Oak trees. 5) Provide a hydro seed mix for all graded slopes. 6) Insert the Landscaping Compliance statement on the landscape plans.

CONTINUED ITEM

L. 1600 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-033
 Application Number: MST2009-00449
 Owner: Gardner Family Trust
 Agent: Melora Scharf
 Architect: Bruce Biesman-Simons

(Proposal to rebuild a house and garage destroyed in Tea Fire. The previous two-story 3,630 square foot single-family residence and attached garage would be replaced with a one-story 3,065 square foot house and 782 square foot detached garage. There are two existing accessory buildings totaling 1,538 square feet to remain. A preliminary approval is in place for a 4,125 square foot three-story single-family residence and 872 square foot attached carport under MST2008-00518 on this lot. Staff Hearing Officer approval is requested for a Performance Standard Permit is to allow the property to be developed with an additional dwelling unit. The proposed total of 10,382 square feet for both residences and accessory buildings on the 17.3 acre lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

(In-progress review of architecture.)

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, with the following comment and conditions: 1) The project provides a single-story, creative expression to go along with the existing development on site; less square footage than previous structure; provides quality materials; no grading or tree removal; the creative use of old house walls is appreciated. 2) Study the roof material and drainage. 3) Study the roof fascia/soffit condition. 4) Provide color board when returning.

NEW ITEM

M. 805 MIRAMONTE DR

E-1 Zone

Assessor's Parcel Number: 035-050-032
 Application Number: MST2009-00554
 Owner: Glen R. and Dana Fritzler
 Architect: Archart, Inc.
 Applicant: Gary Jensen

(Proposal for 126 square feet of one-story additions, rebuild 815 square feet of decks and add 1,041 square feet of arbor over the decks. The existing 2,394 square foot two-story single-family residence and attached 477 square foot two-car garage is located on a 32,000 square foot lot in the Hillside Design District. The proposed total of 2,997 square feet is 62% of the maximum guideline floor to lot area ratio.)

(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 comment and conditions: 1) The project is a minor addition; the scale is appropriate for the house and for the neighborhood. 2) All colors and materials will match existing. 3) New lighting shall conform with the City's Outdoor Lighting Guidelines and a cut sheet of the fixtures to be provided to Staff. 4) New wrought iron railing to be dark gray. 5) Study adding bases to columns.

FINAL REVIEW**N. 10 EALAND PL**

Assessor's Parcel Number: 019-061-026
Application Number: MST2009-00361
Owner: Jeremy Lindaman
Architect: Bill Isaman

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal includes construction of a 2,780 square foot three-story single-family residence, an attached 550 square foot two-car garage at the lower level, retaining walls, and decks. Staff Hearing Officer approval of Modifications is requested for encroachments into the interior setbacks. The project is located on a 10,000 square foot lot in the Hillside Design District. The proposed total of 3,055 square feet includes a 50% reduction for partially subterranean square footage at the lower level, resulting in the project being 81% of the maximum floor to lot area ratio.)

(Final approval of architecture and concept review of landscaping are requested.)

Final approval of the architecture, and continued indefinitely for landscaping with the comments: 1) The plant palette is generally supportable. 2) Check plant list for high fire compliance. 3) Call out plants for blank areas on plans. 4) Provide landscaping between the property line and patio on the north side.

Items on Consent Calendar were reviewed by Glen Deisler and Paul Zink, with the exception of landscaping for Items E, J, and K reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II and Michelle Bedard, Planning Technician II.