



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

Monday, January 11, 2010 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER VICE-CHAIR (Consent Alternate)
BERNI BERNSTEIN
ERIN CARROLL, (Consent Alternate)
WILLIAM MAHAN, (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
DENISE WOOLERY, (Consent Calendar Representative)

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 January 07, 2010 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.

FINAL REVIEW

A. 2108 GIBRALTAR RD

A-1 Zone

Assessor's Parcel Number: 021-050-028
Application Number: MST2009-00543
Owner: Stephen Richard and Nanci Ellen 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.)

(Final approval of architecture and landscaping is requested.)

Landscaping approved as submitted. Continued one week for the architecture with comments:
1) Provide electrical plan showing locations of light fixtures. 2) Provide exterior light fixture cut sheets.
3) Add 8x12 inch beam above two large door spans. 4) Provide correct details to show curved stucco parapet as shown on elevations.

NEW ITEM

B. 529 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-007
Application Number: MST2009-00566
Owner: Tobin and Blanche James
Applicant: Wade Davis Design

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single family residence and attached 400 square foot two-car garage. Staff Hearing Officer approval of Modifications are requested for encroachment into the front and interior setbacks and Modification of the solar access ordinance. The proposed total of 2,004 square feet on the 9,140 square foot lot in the Hillside Design District is 58% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Public comment: applicant submitted four letters in support of the project from Dennise and Carol Guinaugh, Ron and Lori Bonneau, La Velle and Louise Canley, and Jack Milton.

Continued indefinitely to the Staff Hearing Officer and return on Consent Calendar with comments: Encroachment of non-conforming garage and second-story above is supportable, this area should be lowered as much as possible, and should conform to solar access. Study lowering the garage six inches. Study lowering the guest room ceiling plate height and lowering the roof pitch.

REVIEW AFTER FINAL

C. 2190 MOUNT CALVARY RD A-1 Zone

Assessor's Parcel Number: 021-040-017
 Application Number: MST2009-00344
 Owner: Joan Laris Living Trust
 Architect: Craig Burdick

(Proposal to rebuild a house and carport destroyed in the Tea Fire with a small increase in square footage. The project includes a 2,070 square foot one-story single-family residence and detached 200 square foot one-car carport, and 805 square feet of decks and patios. The proposed total of 2,270 square feet on the one acre lot in the Hillside Design District is 45% of the maximum guideline floor to lot area ratio.)

(Review after Final to eliminate clearstory windows, window changes, and change of partial wood siding to stucco. Landscape plan review is requested.)

Approval of the Review After Final for changes to the architecture as submitted. Approval of the landscape plan with following conditions: 1) Reproduce the Landscape Compliance Statement on the plans, and obtain the Fire Department approval stamp. 2) Substitute Carex Pansa for Festuca; 3) Reproduce the color schedule on the elevation sheet; 4) Submit an exterior light fixture cut sheet to Staff and reproduce it on the plans.

FINAL REVIEW

D. 1669 LAS CANOAS RD A-1 Zone

Assessor's Parcel Number: 021-071-009
 Application Number: MST2009-00428
 Owner: McNamara Family Trust
 Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Final Approval as submitted of the landscaping.

REVIEW AFTER FINAL**E. 1072 GARCIA RD LOT 27 E-1 Zone**

Assessor's Parcel Number: 029-271-027
 Application Number: MST2007-00523
 Owner: Virginia Rubsam Ramsey
 Agent: Norman Smith

(Proposal to remodel an existing accessory building on a 17,875 square foot lot with an existing single-family residence in the Hillside Design District. The proposal includes increasing the roof pitch and reroofing with Spanish Tile, change roof pitch, structural upgrades, new skylights, new HVAC, replacement of doors and windows.)

(Review after final to construct a deck and for alterations to proposed skylights.)

Approval of the Review After Final with the condition that the integral stucco for deck skirting to be adobe-colored, similar to color of the City library on Anacapa Street.

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

Assessor's Parcel Number: 041-132-001
 Application Number: MST2009-00516
 Owner: Turner Geraldine Gray
 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 Consent Calendar. Return with corrected drawings.

NEW ITEM**G. 446 LAS ALTURAS RD E-1 Zone**

Assessor's Parcel Number: 019-282-011
 Application Number: MST2009-00575
 Owner: Claribel E. and Philip L. Koch
 Architect: Jose Luis Esparza

(Proposal for a new retaining wall adjacent to existing driveway to replace retaining wall lost in Tea Fire. Retaining wall is 82' long and varies in height from 2' to 8' with an area of 280 square feet. Block to be split face, brownstone color with block wall cap, brownstone color. The project includes repair of fence at Rincon Vista Road and will abate violations in ENF2009-01384.)

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

Final Approval 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**H. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026
 Application Number: MST2009-00571
 Owner: Ortega Robert Trustee
 Applicant: Suzanne Elledge Planning and Permitting
 Architect: Dexign Systems

(Proposal to relocate a spa, replace windows, and add new windows for an existing single-family residence. The existing 2,011 square foot single-family residence and carport are located on an 8,712 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for the spa to be located within the rear setback and for alterations in the interior setback.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

Public comment: Nancy Duffy, in favor of the project; likes the relocation of the hot tub.

Continued one week to Consent Calendar with comments: 1) Relocation of the spa is acceptable because neighbors are not affected. 2) The picture window at the East corner looks odd. Study expanding the windows and keep sill heights consistent as with the windows around the corner at the front of the house. 4) The other as-built windows are acceptable.

NEW ITEM**I. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003
 Application Number: MST2009-00556
 Owner: Diane Hall
 Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Continued one week to Consent Calendar with the comment to study the architecture of the garage to be more in the style of the existing house.

Items on Consent Calendar were reviewed by William Mahan, with the exception of landscaping for items A, C, D and G, reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.