



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, January 25, 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 Representative)
 GARY MOSEL (Consent Representative)
 DENISE WOOLERY (Consent 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: On January 21, 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 on that day.

FINAL REVIEW

A. 50 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-019

Application Number: MST2009-00260

Owner: Edward and Marjorie Kirshbaum

(Proposal to reconstruct a 3,345 square foot two-story single-family residence and detached two-car garage destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a Modification to allow alterations to the garage roof in the front setback. The proposed total of 3,786 square feet on the 20,855 square foot lot in the Hillside Design District is 81% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

Public comment: The following individual(s) spoke in favor or opposition:

Claribel Koch, opposed.

Steve Watson: neither.

Two comment letters from Carol Pike and Paula Westbury were acknowledged.

Final approval of the landscape plan with conditions: 1) Retaining wall to be brown split-face, of stucco similar to stone cap, Frazee paint color CL2884D. 2) Relocate plants out of the easement. 3) Hedges to be kept maintained at 2' wide x 8' tall. 4) Drainage to be reviewed by Public Works. 5) The suggested was made to add a gate at the lower end of the sewer easement.

CONTINUED ITEM

B. 1435 KENWOOD RD

E-1 Zone

Assessor's Parcel Number: 041-132-001

Application Number: MST2009-00516

Owner: Geraldine Gray Turner, 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 FAR.)

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

Public comment: A letter from Paula Westbury was acknowledged.

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 with comment and condition: 1) The proposed addition matches the existing addition and is miniscule in size, bulk, and scale. 2) All materials and colors are to match existing.

CONTINUED ITEM

C. 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.)

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

Postponed indefinitely due to the applicant's absence.

NEW ITEM

D. 32 ROSEMARY LN

E-1 Zone

Assessor's Parcel Number: 015-091-017
Application Number: MST2009-00576
Owner: Paul Krieger

(Proposal for a 246 square foot patio cover that would connect the rear of the residence to the existing non-conforming detached accessory building that is located in the interior setback. Staff Hearing Officer approval is requested for a Modification for the proposed roof connection to encroach into the setback. The existing 1,456 square foot single-story residence with attached 470 square foot two-car garage and 142 square foot detached accessory building are located on a 13,375 square foot lot in the Hillside Design District.)

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

Postponed one week to February 1, 2010.

Items on Consent Calendar were reviewed by William Mahan, with landscaping for Item A reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.