



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD MINUTES

Monday, February 22, 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 Calendar Alternate)
WILLIAM MAHAN (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
DENISE WOOLERY (Consent Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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 tboughman@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 Thursday, February 18, 2010, 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. 860 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-019
Application Number: MST2009-00425
Owner: Mark H. Musicant
Architect: Dennis Thompson

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 2,364 square foot one-story single-family residence and 448 square foot attached two-car garage. The proposed total of 2,844 square feet on the 2.6 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture is requested.)

Final Approval of the architecture as submitted, and Continued to Consent Calendar for Landscape Plan.

FINAL REVIEW

B. 931 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-013
Application Number: MST2009-00279
Owner: Mr. and Mrs. Nelson
Architect: Greg Christman

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

Final Approval of the architecture and landscaping with conditions: 1) Tiles on large dome to have matte finish. 2) Include a weather-based controller for irrigation. 3) Irrigation supply water will not be connected to domestic water supply.

FINAL REVIEW**C. 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 architecture and landscaping is requested.)

Public comment: Claribel Koch: in support.

Final Approval of the landscaping with a condition to show irrigation cross-connection.

REVIEW AFTER FINAL**D. 365 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-005
Application Number: MST2008-00567
Owner: Jeschke and Erika Winand
Designer: Joe Woodruff
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

(Second review of Review After Final of landscaping to propose dwarf citrus trees at terraced retaining walls.)

Postponed one week.

NEW ITEM**E. 1510 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-014
Application Number: MST2009-00112
Owner: Christie Anne Powell Trust
Architect: Bob Easton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal is very similar to the prior 2,153 square foot two-story single-family residence with attached 465 square foot two-car garage and would add 228 square feet to the first and second floors. The proposed total of 2,381 square feet on the 13 acre site in the Hillside Design District is 21% of the maximum guideline floor to lot area ratio.)

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

Final Approval as submitted of the architecture, with comment and conditions: 1) Project provides quality materials, permeable driveway, complies with Good Neighbor Guidelines; size, bulk, and scale is very similar to prior house. 2) Submit a color board and cut sheet of exterior light fixture to Staff.

NEW ITEM**F. 929 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-010
Application Number: MST2010-00029
Owner: Kathleen Z Molloy Trustee

(Proposal for a 53 square foot addition to the second story and 279 square feet of expansion of the existing 301 square foot decks on the first and second stories at the rear of the house. The existing 2,276 square foot two-story single-family residence and detached 240 square foot one-car garage is located on a 7,875 square foot lot in the Hillside Design District. The proposed total of 2,329 square feet is 82% of the maximum floor to lot area ratio.)

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

Public comment: Darrell Hays and Vadim Hsu, concerned about public views and privacy of neighbors. A letter in opposition from Paula Westbury was acknowledged.

Continued indefinitely to Consent Calendar with comments: 1) The upper-story deck expansion is not supportable, except the increase in width along the house. 2) The upper-level enclosure is supportable. 3) The lower-deck expansion is supportable. 4) Study posts to look bigger, minimum 8x8 inches. 5) Correct the drawings and provide railing details.

NEW ITEM**G. 2324 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-132-015
Application Number: MST2010-00030
Owner: Conway Marital Trust
Owner: Hai Vu

(Proposal to replace a two-car garage previously demolished without permits and to permit an as-built 225 square foot one-story addition and interior remodel to the existing 2,440 square foot one-story single-family residence. The new detached two-car garage is proposed to be 480 square feet. The proposed total of 3,145 square feet on the 20,000 square foot lot in the Mission Area Special Design District is 67% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires environmental assessment.)

Continued indefinitely back to Consent Calendar with comments: 1) The addition is supportable and is ready for approval pending environmental assessment. 2) A garage is preferred. 3) There is support for one uncovered space and a one-car garage or carport if this would help preserve the large Oak tree at the rear of the property. 4) A modification to locate the garage in the setback would be supported if it would help preserve the Oak tree.

NEW ITEM**H. 646 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-104-004
Application Number: MST2010-00014
Owner: Agress Officer Trust
Architect: Bryan Pollard

(Proposal to construct a 336 square foot detached accessory building and permit an as-built 139 square foot storage shed. The property is developed with a 2,145 square foot residence and 390 square foot detached garage. The proposed total of 3,008 square feet on the 1.1 acre lot in the Hillside Design District is 60% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Coastal Development Permit is requested.)

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

Continued to Staff Hearing Officer with comments: 1) The architecture is acceptable as submitted. 2) The height and size are diminutive. 3) A Modification to locate an accessory building in the front yard is supportable.

REVIEW AFTER FINAL**I. 3339 CLIFF DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-015
Application Number: MST2008-00419
Owner: L.A. Homenink and Marina Stephens
Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot one-story single-family residence with an attached two-car garage. The project includes 424 square feet of additions to the first floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the Coastal Zone is slightly under 100% of the maximum guideline floor to lot area ratio. Planning Commission approval of a Coastal Development Permit is requested.)

(Review After Final for window and door changes, increase the height of the entry foyer, and widen second-story deck.)

Approved the Review After Final, except the tall upper level window to remain as approved on the Final Approved plans with horizontal mullions.

Items on Consent Calendar were reviewed by Gary Mosel, with landscaping for items A, B, and C reviewed by Denise Woolery. Staff Present: Tony Boughman, Planning Technician II.