



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 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, March 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.

FINAL REVIEW

A. 1002 COYOTE RD A-1 Zone

Assessor's Parcel Number: 021-062-001
 Application Number: MST2009-00293
 Owner: Michele D. Humboldt Trust
 Designer: Don Swann

(Proposal to rebuild a house, garage and detached accessory building that were destroyed in the Tea Fire. The proposal consists of a 3,136 square foot two-story single-family residence with an attached 749 square foot three-car garage and the reconstruction of a 441 square foot detached accessory building. The proposed total of 4,340 square feet on the 1.07 acre lot in the Hillside Design District is 86% 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 Approved as submitted for the minor window change.

FINAL REVIEW

B. 197 LOMA MEDIA RD E-1 Zone

Assessor's Parcel Number: 019-261-023
 Application Number: MST2006-00704
 Architect: Christine Pierron
 Owner: Joseph and Ann Wanger

(Proposal to no longer proceed with the previously approved project and architectural style. The current proposal will completely remodel the exterior, add a 424 square foot sunroom at the rear with a deck above, alter the exterior stairs and deck at the side of the house, and new planters, steps, and stone curb in the front. The existing landscaping, site walls, and grading will remain unaltered. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. The proposed total of 3,248 square feet on the 10,850 square foot lot in the Hillside Design District is 84% of the maximum floor to lot area ratio.)

Postponed one week.

NEW ITEM**C. 112 CALLE BELLO****A-2 Zone**

Assessor's Parcel Number: 015-340-008
Application Number: MST2010-00070
Owner: Gregory B. Thorpe
Architect: Victor Schumacher

(Proposal for a 336 square foot first-floor addition with patio above, a 32 square foot second-story addition, conversion of 152 square feet of garage to habitable space, and exterior alterations. The existing 2,893 square foot two-story single-family residence and attached 770 square foot three-car garage is located on a 1.15 acre lot in the Hillside Design District. The proposed total of 4,031 square feet is 80% of the maximum guideline floor to lot area ratio.)

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

Preliminary Approval 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 comments: 1) the project provides high quality materials and architecture; the size, bulk, and scale is appropriate to the neighborhood; 2) provide a color board; 3) provide a cut sheet for exterior lighting and garage doors.

NEW ITEM**D. 1304 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-252-030
Application Number: MST2010-00078
Owner: Rod Gilbert Trust

(Proposal to remove and replace wooden retaining walls with a CMU walls. The two walls total 100 feet in length and less than 4 feet in height. The project is in the backyard of the single-family residence located on an 11,495 square foot lot in the Hillside Design District and the project will abate violations in ENF2009-01331.)

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

Final Approval 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 conditions that the walls be tan colored split face block with Rosemary vines planted every 3 feet to trail over the walls.

CONTINUED ITEM**E. 913 ISLETA AVE****E-1 Zone**

Assessor's Parcel Number: 035-241-002

Application Number: MST2010-00069

Owner: Johnson Trust

(Proposal to expand an existing second-story deck at the rear of the existing single-family residence.)

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

Final Approval as noted on the elevations for changes to the arcade and columns 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. Return to staff with details of the wrought iron railing.

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