



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 19, 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 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 Thursday, April 15, 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.

NEW ITEM

A. 44 CAMINO ALTO

A-1 Zone

Assessor's Parcel Number: 019-150-017
Application Number: MST2009-00395
Owner: Ezzelino B. Pozzato Trustee
Designer: Robert Kramer

(Proposal to repair a single-family residence damaged in the Tea Fire. The proposal includes repair of 1,092 square feet of the two-story single-family residence. The prior 4,299 square foot attached poolhouse will not be rebuilt at this time. The proposal includes permitting 544 square feet of basement storage area, and numerous as-built retaining walls, paths, patios, courtyard walls, and light fixtures. The proposed total of 6,671 square feet on the 8.74 acre lot is 72% of the maximum guideline floor to lot area ratio.)

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

Final Approval with Neighborhood Preservation Ordinance findings with conditions: 1) Show different light fixtures with downcast lighting at patio on east side, eliminate the post lights at north side; 2) Small retaining walls are okay; 3) Provide Trumpet Vines planted with 5 gallon plants at 6 feet on center; 4) Provide 1 gallon Myoporum parvifolium plants with drip irrigation on terraces at south side of house, planted 8 feet on center as noted on plans.

REVIEW AFTER FINAL

B. 950 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-062-005
Application Number: MST2009-00168
Owner: Olitzky Family 2001 Trust

(Review After Final revision to approved project to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road. Description for previously approved project: Proposal to rebuild a 2,525 gross square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,525 square feet on the 1.1 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

(Review After Final to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road.)

Continued one week. Provide a grading plan showing new contours. Provide a revised landscape plan showing demolished driveway.

CONTINUED ITEM

C. 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.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 014-10.)

Final Approval with the condition that the accessory building will have a new roof to match the existing house.

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