



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 17, 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 May 13, 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.

REVIEW AFTER FINAL

A. 684 CIRCLE DR

R-1 Zone

Assessor's Parcel Number: 013-122-002
Application Number: MST2009-00295
Owner: Kenneth E. and Kim P. Kihlstrom
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum floor to lot area ratio.)

(Second review of Review After Final for changes to the site plan and landscape plan.)

Final Approval of the Review After Final with conditions: 1) Work with adjacent neighbors to select colors for their sides of stucco walls.

CONTINUED ITEM

B. 927 W MISSION ST

R-1 Zone

Assessor's Parcel Number: 043-113-002
Application Number: MST2010-00125
Owner: Alex and C Jonasson

(Proposal to permit an as-built 300 square foot second-story deck and 300 square foot lower-level porch at the rear of an existing 2,345 square foot two-story single-family residence. The project will abate violations in ENF2009-00181.)

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

Final Approval as submitted of the project 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. Project complies with Good Neighbor Guidelines and provides quality construction and architecture.

FINAL REVIEW**C. 27 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-012
Application Number: MST2010-00058
Owner: Linda Rima
Applicant: Don Gragg

(Proposal for a 340 square foot deck at the front of the existing 1,150 square foot one-story single-family residence and attached 240 square foot garage. Staff Hearing Officer approval of a modification is requested for the deck to encroach into the front setback. The project is located on a 7,405 square foot lot in the Hillside Design District.)

(Project requires compliance with Staff Hearing Officer Resolution No. 019-10.)

Final Approval of the project with comment and conditions: 1) Project provides quality workmanship, and is compatible with the neighborhood. 2) Provide black 42" wrought iron railing; 3) A hedge at the deck understory at the new second terrace is suggested.

REVIEW AFTER FINAL**D. 1115 CLIFF DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-061-004
Application Number: MST2008-00570
Owner: Kathryn L. Tory Wagoner
Architect: James Bell

(Proposal for the repair and reconstruction of an attached 354 square foot two-car garage. The project includes demolition of 186 square feet of portions of laundry and storage areas, demolition of a 308 square foot deck and construction of a 410 square foot deck. The project will abate violations in ENF2008-00876. The 9,500 square foot lot contains two units and is legal, non-conforming as to residential density.)

(Review After Final for alterations to rear laundry area, deck, and railings.)

Approval of the Review After Final as submitted. The project is a vast improvement over existing and over what was previously approved.

FINAL REVIEW**E. 646 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-104-004
 Application Number: MST2010-00014
 Owner: Agress Family 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.)

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. Project provides quality construction and quality design.

NEW ITEM**F. 1035 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-004
 Application Number: MST2010-00142
 Owner: Robert Ben Bank of America, N.A.

(Proposal to construct a retaining wall ranging from 4 feet 4 inches to 7 feet in height and 140 feet long at the north side of the property. The project will replace a wall that was removed without a permit and includes approximately 100 cubic yards of grading. The proposal will abate this violation in ZIR2010-00055 and ENF2007-00709.)

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

Final approval of the project 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 condition that stucco is to match the house. The project provides quality material and design, project is neighborhood compatible.

Items A, B, C, and D on Consent Calendar were reviewed by Glen Deisler, with landscaping for items A, E and F reviewed by Denise Woolery. Staff present: Tony Boughman, Planning Technician II.