



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, July 26, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative)
JIM ZIMMERMAN

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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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.

NOTICE: On Thursday, July 22, 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. 331 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Craig Penner
Architect: Dennis Thompson

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

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

A letter in opposition from Paula Westbury was acknowledged.

Preliminary Approval as submitted of the architecture 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) Project has nice stepping and integration of forms and is compatible with the neighborhood. 2) Soften the appearance of the building with landscaping. 3) Provide information on materials and window, door, parapet and lighting details. 4) Provide a landscape plan.

FINAL REVIEW**B. 525 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-004
 Application Number: MST2010-00139
 Owner: Ronald E. and Laura L. Bonneau
 Contractor: Don Alexander
 Architect: Paul Zink

(Proposal to rebuild a one-story 1,084 square foot house destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single-family residence similar to the prior house with the addition of a 544 square foot under-story. The one non-conforming uncovered parking space will remain. Staff Hearing Officer approval of Modifications is requested to provide less than the required open yard area and for the project to encroach into one front setback and two interior setbacks. The proposed total of 1,604 square feet on the 6,531 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

(Final review of architecture. Project requires compliance with Staff Hearing Officer Resolution No. 035-10.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of the architecture 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 the following comments: 1) Bulk, mass, and scale are similar to what previously existed; project is compatible with the neighborhood. 2) Replace all Ceanothus yankee point with Ceanothus centennial or Ceanothus hearstiorum; 3) Move the proposed Oak to the west across the driveway easement. 4) Include the Water Compliance Statement on the plans. 5) Obtain Fire Department approval of the landscaping. 6) Update the design of the deck on the landscape plan.

REVIEW AFTER FINAL**C. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009
 Application Number: MST2009-00423
 Owner: Stephen A. and Maj-Britt L. Greig
 Architect: Chris Dentzel
 Engineer: Kevin Vandervort
 Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence and 424 square foot attached two-car garage and a new 424 square foot under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story square footage and is 43% of the maximum guideline floor to lot area ratio. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of Modifications.)

(Review After Final to enclose upper-level deck and lower-level terrace for an additional 238 square feet.)

Postponed one week due to the applicant's absence.

NEW ITEM**D. 1545 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-390-021
Application Number: MST2010-00219
Owner: Jerod B. Foos

(Proposal to add 2 three foot retaining walls constructed with railroad ties to create a new terrace at upper portion of lot with on-grade steps for access. The project includes minor grading and vegetation removal.)

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

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of the project 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. The project is compatible with the neighborhood. Trailing Ceanothus Centennial is suggested at the retaining wall. The project will abate violations in ENF2010-00268.

REFERRED BY FULL BOARD**E. 1466 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H. and Kathy S. Cook
Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor to lot area ratio.)

(Project was referred from Consent Calendar. Review after final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)

Public comment: Katrina McCosker spoke in opposition to the steps located close to the property line and requested screening the area at the steps for privacy. A letter in opposition from Paula Westbury was acknowledged.

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 the hedge at the property line is to be grown to the maximum height allowed by the View Easement and Zoning Ordinance.

Items on the Consent Calendar were reviewed by Glen Deisler with landscaping reviewed by Denise Woolery. Staff: Tony Boughman, Planning Technician.