



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 09, 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 Wednesday, August 04, 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. 356 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-081-010
Application Number: MST2010-00077
Owner: Robin L. Lewis
Architect: Jim LeCron

(Proposal to rebuild a 3,024 square foot house and 546 square foot garage destroyed in the Tea Fire. The proposal includes a 3,111 square foot, two-story single-family residence with an attached 546 square foot garage, a 582 square foot roof deck, two 78 square foot balconies, a pool, terraces, and fence. The existing foundation and site walls will remain and no grading is proposed. The proposed total of 3,657 square feet on the one acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

A letter in opposition from Paula Westbury was acknowledged.

Final Approval of the architecture as submitted with the following comment: Provide a landscaping plan showing pool fencing including height of fence and planting on fence.

NEW ITEM

B. 874 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-018
Application Number: MST2010-00224
Owner: Kristina M. Eriksen Post Trust
Architect: Karl Kras
Contractor: Penn Estes

(Proposal to replace a 2,580 square foot two-story house and 600 square foot garage that were destroyed in the Tea Fire. Proposed is a 3,024 square foot two-story single-family residence and a detached 400 square foot carport in the same building footprint with minimal grading. The proposed total of 3,424 square feet on the 4.4 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

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

Postponed one week.

REVIEW AFTER FINAL**C. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael B. and Kathleen M. Szymanski
Designer: Ubaldo Diaz

(This project is returning for a Review After Final to increase the second-floor by 506 square feet and the first-floor by 50 square feet. The original project description follows: Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single family residence and attached 510 square foot two-car garage. Staff Hearing officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor to lot area ratio.)

(Review After Final to increase the second-floor by 500 square feet and the first-floor by 50 square feet.)

A letter in opposition from Paula Westbury was acknowledged.

Continued one week. 1) Work to enhance the architecture of the second-floor. 2) Be consistent with window type.

REVIEW AFTER FINAL**D. 447 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-017
Application Number: MST2009-00509
Owner: Hezi and Corin Koren
Designer: Ubaldo Diaz

(This project is returning for a Review After Final to add an approximately 230 square foot second-story deck on the front of the house and add double doors on the first floor. These revisions require Staff Hearing Officer review of a modification for alterations within the front setback. The original project description follows: Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

(Review after final to add a second-story deck and add double doors on the first floor within the front setback. Comments only; project requires Staff Hearing Officer review of a modification.)

A letter in opposition from Paula Westbury was acknowledged.

Continued to the Staff Hearing Officer with the following comments: 1) There is no increase in the first-floor footprint. 2) The roof deck adds outdoor living space on the constrained lot. 3) Embellish the front door entry. 4) Suggest bumping out a projection six inches and add a gable at front door to create a sense of entry and improve neighborhood aesthetics.

NEW ITEM**E. 317 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-131-009
Application Number: MST2010-00218
Owner: Victoria Trivilian
Architect: Daniel Melville
Engineer: Mitch Perkins

(Proposal for 308 total cubic yards of grading on the lower part of the lot to construct a 449 square foot detached accessory building, retaining walls, and stairs. An existing horse shelter and corral will be removed to abate violations in ZIR2009-00465. There is an existing 1,729 square foot single family residence and 330 square foot attached garage on the 1.1 acre lot located in the Hillside Design District. The proposal total of 2,508 square feet is 50% of the maximum guideline floor to lot area ratio.)

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

A letter in opposition from Paula Westbury was acknowledged.

Public comment: Martin Silvern, neighbor to the north: project is not in keeping with rural character of the neighborhood; concerned about location of property line and setback. Suggested landscape screening; prefers no lighting visible to uphill side; concerned about fire access.

Preliminary 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 conditions: 1) The detached structure is nestled in the hillside; provides landscape screening; provides quality materials and architecture. 2) Use brick material for the chimney. 3) Provide a partial landscape plan starting from existing brick patio to the lower part of lot. Show 10-15 foot evergreen trees to screen from uphill neighbors. Landscaping must be approved by the Fire Department. 4) Provide information on retaining wall finish. 5) Provide exterior lighting cut sheets for building and pathway lighting. 6) Provide dimensions for the new retaining wall and its distance from the property line. 7) Provide a color and materials board.

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