



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

Tuesday, May 27, 2008

11:00 A.M.

630 Garden Street

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)
GARY MOSEL
DENISE WOOLERY (Consent Calendar Alternate)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

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 (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. If you have any questions or wish to review the plans, please contact Tony Boughman, Planning Technician II, at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at tboughman@santabarbaraca.gov. Please check our website to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

NOTICE: That on Thursday, May 22, 2008 at 3:00 p.m., this 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.

FINAL REVIEW**A. 1109 GARCIA RD A-1 Zone**

Assessor's Parcel Number: 029-282-009
Application Number: MST2006-00765
Owner: Kevin Roy Cheesman
Architect: Patrick Pouler

(Proposal to convert an existing attached one-car garage to living space for an existing 1,670 square foot single-family residence and construct a detached 722 square foot three-car garage with 440 square feet of accessory space upstairs. The proposed total of 3,085 square feet is 62% of the maximum guideline FAR.)

FINAL REVIEW**B. 306 EL MONTE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-025-007
Application Number: MST2007-00643
Owner: Denise M. Klassen
Architect: Kent Mixon, Architect
Contractor: Lynn Morris Contracting

(Proposal to construct a 506 square foot second-story addition. The existing 1,949 square foot single-family residence including 404 square foot garage is located on a 6,964 net square foot lot. Also proposed is a partial remodel to the first-floor and replacement of an existing asphalt driveway with new surfacing. The total proposed square footage of 2,455 square feet is 83% of the maximum FAR.)

REVIEW AFTER FINAL**C. 937 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-202-009
Application Number: MST2007-00314
Owner: Montesano Family Trust
Architect: Lenvik and Minor

(Proposal to replace the existing windows and doors, convert the existing three-car garage at the west elevation to habitable space, revise the east wing facade and balcony, revise and replace south terrace and trellis, revise pool terrace and add spa, BBQ, and landscaping improvements including, terraced retaining walls, paths, and revegetation of 2.2 acres on sloped hillside. The existing three-car garage at east wing would remain on the 3.1 acre lot in the Hillside Design District.)

(Review After Final for reduction of pool deck and retaining walls, relocated pool equipment structure, small addition to garden structure, new fountain at front of house, replace rafter tails, and minor fenestration revisions throughout.)

NEW ITEM**D. 1401 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 041-132-009
Application Number: MST2008-00207
Owner: Howard and Aaron Melamed
Designer: Mark Morando

(Proposal to permit as-built exterior alterations to an existing one-story 1,810 square foot single-family residence including attached 199 square foot one-car garage. The as-built improvements consist of new windows, doors, stucco, and retaining walls. Also proposed are new front and rear yard retaining walls. Staff Hearing Officer approvals of modifications are requested for alterations in the front yard setback, for retaining walls in the required open yard, and for a wall to exceed three and one-half feet within ten feet of the front property line. This application will abate violations in ENF2007-01271. The 1,810 square foot residence is located on an 8,968 square foot lot in the Hillside Design District and is 53% of the maximum FAR.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of Modifications.)

NEW ITEM**E. 1433 PACIFIC AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-184-021
Application Number: MST2008-00164
Owner: Martelli Pacific Coast Properties,
Designer: Y.S. Kim

(Proposal to abate violations in ZIR2007-00204 including a 348 square foot addition to the second-floor of an existing 2,360 square foot two-story residence including 612 square foot attached garage on a 7,500 square foot lot. The proposal also includes demolition of an as-built deck and an exterior spiral stairway. The proposed total of 2,708 square feet is 88% of the maximum FAR.)

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

FINAL REVIEW**F. 2114 RED ROSE WAY****E-3 Zone**

Assessor's Parcel Number: 041-251-019
Application Number: MST2007-00638
Owner: Lori A. Daffron
Architect: Dwight Gregory

(Proposal for the addition of a 190 square foot third-story for an existing 1,984 square foot two-story single-family residence on a 4,749 square foot lot in the Hillside Design District. The project includes a 91 square foot balcony at the upper level. The proposed total floor area was recalculated to be 1,822 square feet which is 74% of the maximum FAR.)