



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, September 29, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Alternate)
BERNIE BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)
GARY MOSEL
DENISE WOOLERY (Consent 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 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, Planning Technician I, 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 tboughman@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: That on September 24, 2008 at 4:00 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.

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 on that day.

FINAL REVIEW

A. 1533 W VALERIO ST

A-2/R-1 Zone

Assessor's Parcel Number: 041-071-031
Application Number: MST2003-00338
Owner: James and Pamela Haldeman
Architect: Tom Ochsner
Agent: Justin Van Mullem

(Proposal for a new single-family residence on a 75,140 square foot lot in the Hillside Design District that is part of a recent two-lot subdivision. One lot has an existing one-story 5,948 square foot single-family residence, which would remain. The other lot would be developed with a 5,145 square foot three-story residence including attached two-car garage and detached two-car garage. The calculated total of 5,145 square feet includes a 50% reduction for the lower level being below grade and results in a proposal that is 95% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

REFERRED BY FULL BOARD

B. 1930 EL CAMINO DE LA LUZ

E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-011
Application Number: MST2008-00057
Owner: Scott H. Wiscomb
Architect: David Vanhoy

(Proposal for a new 3,882 square foot two-story single-family residence including a 718 square foot three-car garage. The proposal includes an attached 422 square foot secondary dwelling unit on the 14,212 square foot lot located in the appealable jurisdiction of the coastal zone. The existing 1,559 square foot single-family residence and garage are to be relocated or demolished. The proposed total of 3,883 square feet is 91% of the maximum FAR. Planning Commission approval of a modification for garage to exceed 500 square feet and approval of a coastal development permit are requested.)

(Preliminary Approval is requested. Project requires compliance with Planning Commission Resolution No. 030-08.)

CONTINUED ITEM**C. 2465 CALLE ALMONTE****E-1 Zone**

Assessor's Parcel Number: 041-411-019
Application Number: MST2008-00428
Owner: Thomas and Tine Sloan
Applicant: Paul Wolthausen

(Proposal for a new 5 foot tall, approximately 85 foot long retaining wall and 720 square foot deck in the rear yard of an existing 3,303 square foot single-family residence and garage in the Hillside Design District. The project includes 50 cubic yards of grading and permitting as-built barbeque equipment.)

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

NEW ITEM**D. 1567 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-006
Application Number: MST2008-00440
Owner: Wong-Tai 2000 Trust 9/14/00
Architect: Gretchen Zee

(Proposal to construct a 240 square foot trellis on the east elevation; a 165 square foot square foot deck expansion, a 29 square foot storage closet under the deck, replacement of the stair at the south of the building, and a 119 square foot trellis at the west elevation of the residence. The project is located on a 34,550 square foot lot in the Hillside Design District. Pool, spa, and landscape alterations were reviewed under a separate application (MST2007-00305).

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