



City of Santa Barbara

Planning Division

REVISED AGENDA

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Tuesday, January 20, 2009 **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.

APPEALS: 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: On January 15, 2009 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. 644 CALLE RINCONADA E-3/SD-2 Zone

Assessor's Parcel Number: 053-063-010
Application Number: MST2006-00111
Owner: Kenneth and Jane Hahn Family Trust
Architect: Paul Zink

(Revised proposal for additions of 650 square feet to the first and second floors of an existing 1,703 square foot one-story single-family residence. The project includes enlargement of the existing 156 square foot one-car garage to a 470 square foot two-car garage. A Zoning Modification was approved for encroachment of the garage into the interior setback. The resulting two-story single family residence totaling 2,677 square feet is located on a 6,922 square foot lot and is 91% of the maximum FAR.)

(Project requires compliance with Staff Hearing Officer Resolution No. 060-06.)

REVIEW AFTER FINAL

B. 3035 HERMOSA RD E-3/SD-2 Zone

Assessor's Parcel Number: 051-192-002
Application Number: MST2007-00432
Owner: Jessica L. Kolbe
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including a 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)

(Review After Final proposal to change roofing material and eliminate second-floor fireplace chimney.)

FINAL REVIEW**C. 1930 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-011
Application Number: MST2008-00057
Owner: Scott 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 is 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 the garage to exceed 500 square feet and approval of Coastal Development Permit are requested.)

(Final approval of project is requested.)

CONTINUED ITEM**D. 1415 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-007
Application Number: MST2008-00522
Owner: Lawrence Pfeifer

(Proposal to convert part of the existing attached four-car garage to a new bedroom and convert an existing accessory workshop to new 591 square foot secondary dwelling unit. Exterior alterations to the existing 3,946 square foot two-story single-family residence include one new uncovered parking space and a 78 square foot enclosure of a breezeway. This application will abate violations in enforcement case ENF2008-01093. The proposed total of 4,937 square feet on the 17,693 square foot lot is 112% of the maximum guideline FAR.)

NEW ITEM**E. 1338 MANITOU RD E-1 Zone**

Assessor's Parcel Number: 049-210-015
Application Number: MST2008-00595
Owner: Alex Cole

(Proposal to abate enforcement case ENF2008-01253 by permitting the following as-built improvements to an existing single-family residence on a 20,790 square foot lot in the Hillside Design District: demolition and removal of a 451 square foot shed structure in the interior yard setback, new 176 square foot deck, new windows, electrical circuitry, storage cabinets, new gardening sink under an existing permitted deck, and a new 98 square foot loft above the master bedroom.)

NEW ITEM**F. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00023
Owner: Jose Flores
Contractor: Manuel Contreras

(Proposal to relocate a portion of existing 7 foot- 6 inch tall retaining wall and construct a new stucco wall extension 100 linear feet on a vacant site. This site is located in the Hillside Design District and is a Tea Fire damaged property. Rebuild of the residence and garage is under separate review.)

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

NEW ITEM**G. 2109 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-027
Application Number: MST2008-00590
Owner: Thompson Revocable Trust
Architect: Christine Pierron

(Proposal to rebuild a 3,042 square foot two-story house including an attached two-car garage destroyed in the Tea Fire. Minor additions to the house and garage would total 470 square feet. The redesigned roof would use Mission tile. The total proposed 3,512 square feet on the 1.1 acre lot in the Hillside Design District is 70% of the maximum guideline FAR.)

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