



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 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. 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).

NOTICE:

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, 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 April 16, 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.

NEW ITEM**A. 646 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-282-006
Application Number: MST2009-00175
Owner: Henry Jefferson
Architect: CTA Architects

(Proposal to rebuild a 1,587 square foot single-family residence and 500 square foot attached garage destroyed in the Tea Fire. The proposal is to rebuild a similar structure of the same size in the same footprint as the prior house using the previous foundation and site walls. The proposed total of 2,087 square feet on the 24,951 square foot lot in the Hillside Design District is 44% of the maximum guideline floor to lot area ratio.)

(Concept Review; comments only.)

FINAL REVIEW**B. 352 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-030
Application Number: MST2009-00042
Owner: Tim McCollum
Architect: John Kincade
Contractor: Donald Leitch

(Proposal to replace a 1,296 square foot single-family residence and attached 342 square foot two-car garage and 410 square foot deck destroyed in the Tea Fire. The project includes increasing the house to 1,500 square feet and garage to 400 square feet with total additions on all sides to be 250 square feet. Also proposed is an understory of approximately 250 square feet. The existing development was nonconforming to all setbacks and open yard requirements. Staff Hearing officer approval is requested for modifications to allow encroachment into the front and interior setbacks, and to provide less than the required open yard area. The project is located on a 7,900 square foot lot in the Hillside Design District. The proposed total of approximately 2,150 square feet is 68% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

NEW ITEM**C. 950 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-005
Application Number: MST2009-00168
Owner: Olitzky Family Trust

(Proposal to rebuild a 2,287 square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,687 square feet on the 1.1 acre lot in the Hillside Design District is 54% of the maximum guideline floor to area ratio.)

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

CONTINUED ITEM**D. 428 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-011
Application Number: MST2009-00110
Owner: Duncan A. and Maria Theresa Thomas
Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum floor to area ratio.)

(Approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing officer Resolution 027-09.)

NEW ITEM**E. 357 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-029
Application Number: MST2009-00174
Owner: Gerald L. and Marian J. Groff, Trustees
Architect: V.G. Engineering
Contractor: Evr-Gard Construction

(Proposal To reconstruct a one-story 1,168 square foot single family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum floor to area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing officer review for modifications.)

FINAL REVIEW**F. 710 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-102-004
Application Number: MST2009-00036
Owner: Arthur Wayne and Martha P. Nelson
Architect: Murray Duncan

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 1,903 square foot one-story single-family residence, an attached 494 square foot two-car garage, an attached 76 square foot entry gate house, and site walls. Grading would consist of 235 cubic yards of grading to be balanced on site. The proposed total of 2,473 square feet on the 7,343 square foot lot is 81% of the maximum floor to lot area ratio.)

(Final approval of landscape plan is requested.)

NEW ITEM**G. 814 LARGURA PL****A-1 Zone**

Assessor's Parcel Number: 029-110-033
Application Number: MST2009-00176
Owner: Gerard G. and Carol E. Pigeon Trust
Applicant: Kelly Mahoney

(Proposal to re-roof 700 square feet of the south side of a two-story single family residence with a standing seam metal Duratech roof in "Cool Tumbleweed" color.)

NEW ITEM**H. 506 DE LA VISTA AVE****R-2 Zone**

Assessor's Parcel Number: 029-032-002

Application Number: MST2009-00179

Owner: Barbara Edmison and Robert McPhillips

Architect: Edwards- Pitman Architects

(Proposal to permit an as-built 297 square foot wood deck at the rear of an 1,175 square foot two-story single-family residence on a 5,200 square foot lot in the Lower Riviera Special Design District.)

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

FINAL REVIEW**I. 1617 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-010

Application Number: MST2008-00163

Owner: Johnny and Sal Jordan

Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum FAR. Staff Hearing officer approvals of zoning modifications are requested to allow the additions to encroach into two interior setbacks.)