



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 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 Wednesday, July 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.

CONTINUED ITEM

A. 581 LAS ALTURAS RD E-1 Zone

Assessor's Parcel Number: 019-281-007
Application Number: MST2009-00170
Owner: Bradley Vernon
Architect: Leonard Grant

(After preliminary approval was granted, in preparation of building plans a survey of the property was conducted which discovered that the proposed house and garage, as well as the previous house, encroach into the front setback. Staff Hearing Officer approval of a modification is requested to allow the front setback encroachment. Proposal to demolish an existing 2,040 square foot one-story single-family residence and 616 square foot garage and construct a 3,520 square foot two-story single-family residence and 440 square foot attached two-car garage with 124 square feet of accessory space. Also proposed is a new swimming pool with a covered pavilion and 36 square foot half-bathroom. The proposed total of 4,120 square feet on the 18,962 square foot lot in the Hillside Design District is 93% of the maximum guideline floor to lot area ratio.)

(Comments only; project requires Staff Hearing Officer approval of a modification.)

FINAL REVIEW

B. 1052 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-130-031
Application Number: MST2009-00270
Owner: Henry L. and Carolyn G. Fechtman

(Proposal to rebuild a house and attached garage destroyed by the Tea Fire. Proposed is a 2,375 square foot, two-story single-family residence with a 473 square foot attached two-car garage in same location as the previous house. The proposed total of 2,848 square feet on the 33,977 square foot lot in the Hillside Design District is 58% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**C. 507 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-010
Application Number: MST2009-00209
Owner: Behzad Masooman
Engineer: Barry Cohan

(Proposal to rebuild a 1,090 square foot one-story single-family residence and detached 311 square foot two-car garage destroyed in the Tea Fire. The project is one-story with a higher roof pitch within the existing building footprint with no change to square footage. Staff Hearing Officer approval is requested for modifications to allow alterations within the front and interior setbacks. The proposed total of 1,401 square feet on the 9,100 square foot lot in the Hillside Design District is 44% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

REVIEW AFTER FINAL**D. 110 ONTARE HILLS LN****A-1 Zone**

Assessor's Parcel Number: 055-160-057
Application Number: MST2008-00061
Owner: Karen Graham
Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% of the maximum guideline floor to lot area ratio. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

(Review After Final for landscape lighting.)

FINAL REVIEW**E. 1151 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-282-003
Application Number: MST2008-00417
Owner: Johannes and Ursula Bauer
Designer: Gary Mosel

(Proposal to demolish an existing 289 square foot garage and construct a 475 square foot two-car garage with elevator, change the roof material, and add a 5 foot tall iron fence for an existing 1,496 square foot single-family residence located on a 7,986 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for construction of the garage within the front and interior setbacks. The proposed total of 2,580 square feet is 81% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 092-08.)

FINAL REVIEW**F. 684 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-122-002
Application Number: MST2009-00295
Owner: Kenneth E. and Kim P. Kihlstrom
Architect: Robert Senn

(Proposal to rebuild a house and garage destroyed in the Tea fire. The project consists of a 2,422 square foot one-story single-family residence with an attached 444 square foot two-car garage. The proposed total of 2,866 square feet on the 7,841 square foot lot in the Hillside Design District is 91% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

NEW ITEM**G. 424 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-312-006
Application Number: MST2009-00316
Owner: Ronald Alex
Agent: Kern Special Services

(Proposal to replace a retaining wall, landscaping, and irrigation destroyed in the Tea Fire. A new approximately 72 foot long retaining wall is proposed as well as replacement of an approximately 48 foot retaining wall. The walls will have a maximum height of four feet.)

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