



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 03, 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.

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 July 30, 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.

FINAL REVIEW

A. 1985 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-030
Application Number: MST2009-00049
Owner: Hazel Anderson
Architect: Jason Grant

(Proposal to replace a single-family residence and garage destroyed by the Tea Fire. Proposed is a 2,974 square foot two-story house and 524 square foot two-car garage on the 2 acre lot in the Hillside Design District. The proposed total of 3,498 square feet is 63% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

FINAL REVIEW

B. 2215 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-014
Application Number: MST2009-00085
Owner: John A. Sharratt
Agent: Raymond Appleton

(Proposal to demolish an unpermitted single-family residence, detached accessory building, and two unpermitted decks and restore landscaping on a 42,127 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project will abate violations in ENF2008-00353. Planning Commission approval of a Coastal Development Permit is requested.)

(Project requires compliance with Planning Commission Resolution No. 027-09.)

NEW ITEM**C. 256 SAN NICOLAS E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-001
Application Number: MST2009-00272
Owner: Stallings and Rose Living Trust

(Proposal to permit an as-built wood fence that is approximately 44 feet long and up to seven feet in height located along San Miguel Avenue. Staff Hearing Officer approval of a modification is requested to allow a fence in excess of three and a half feet in height at the front property line.)

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

REVIEW AFTER FINAL**D. 317 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-050-025
Application Number: MST2009-00024
Owner: Dor Stampfli
Applicant: Rayner Spencer

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two foot higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum floor to lot area ratio.)

(Review After Final to change roof to standing seam metal and change from garage to carport.)

NEW ITEM**E. 914 CALIFORNIA ST E-1 Zone**

Assessor's Parcel Number: 029-051-001
Application Number: MST2009-00341
Owner: Michael S. Witherell and Elizabeth Hall
Architect: Eric Swenumson
Applicant: Roy Harthorn

(Proposal to demolish a 335 square foot detached two-car carport and construct a 464 square foot detached two-car garage. There is an existing 1,219 square foot two-story single-family residence to remain on the 6,285 square foot lot in the Hillside Design District. Staff Hearing Officer approval of modifications is requested for the garage to encroach into the front setbacks. The proposed total of 1,683 square feet is 61% of the maximum floor to lot area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing officer approval of modifications.)

FINAL REVIEW**F. 324 E CALLE LAURELES****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-084-015
Application Number: MST2009-00084
Owner: Gregory D. and Wendi J. Chittick
Architect: Eric Swenumson

(Proposal for a new 291 square foot second-story, an 89 square foot first-floor addition, a 39 square foot storage addition, a 71 square foot garage addition to the one-car attached garage, a 54 square foot balcony, and complete remodel of existing one-story single-family residence. Staff Hearing Officer approval of a Modification to allow alterations within the setback is requested. The proposed total of 1,551 square feet on the 6,500 square foot lot is 54% of the maximum floor to lot area ratio.)

FINAL REVIEW**G. 411 E CARRILLO ST****C-2 Zone**

Assessor's Parcel Number: 029-222-018
Application Number: MST2008-00533
Owner: James T. Brous and Mary Scherer
Architect: Bildsten Sherwin Design

(This is a revised project description. Proposal for a new 1,345 square foot two-story single-family residence and a detached 440 square foot two-car garage. The existing 1,250 square foot one-story single-family residence and detached 240 square foot garage will be demolished. A zoning modification was approved to allow the garage to encroach in the interior setback. The proposed total of 1,785 square feet on the 4,662 square foot lot is 75% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 006-09.)

CONTINUED ITEM**H. 1507 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-030
Application Number: MST2009-00255
Owner: Maurice Fleming
Agent: Sophie Calvin

(Proposal for a 254 square foot second-floor addition, a 348 square foot first-floor addition, 315 square feet of upper-level decks and walkways, a 29 square foot covered porch entry, and demolition and rebuilding a detached 576 square foot garage/workshop. The existing 2,305 square foot two-story single-family residence and detached 358 square foot garage are located on a 20,035 lot in the Hillside Design District. Staff Hearing Officer approval is requested for a modification to allow the garage to be rebuilt with alterations in the front setback. The proposed total of 3,601 square feet is 77% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 059-09.)

REVIEW AFTER FINAL**I. 970 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-052-002
Application Number: MST2006-00099
Owner: Johnson Shelly and Karen Kasaba
Architect: James Macari

(Project was revised to eliminate the approved 767 square foot addition. The proposed total of 2,490 square feet is 53% of the maximum guideline floor to lot area ratio. Proposal for a 767 square foot first-floor addition to an existing 2,490 square foot single-family residence with an attached 671 square foot garage on a 20,238 square foot lot in the Hillside Design District. Also proposed are a 557 square foot rear patio cover and a 104 square foot deck.)

(Review After Final to reduce the scope of the project by eliminating the approved addition. Also proposed is replacement of windows and doors to match existing.)