



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

PLEASE NOTE:

DUE TO THE LABOR DAY HOLIDAY, THIS MEETING HAS BEEN RESCHEDULED TO TUESDAY.

Tuesday, September 08, 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 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 Thursday, September 03, 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. 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 landscaping is requested.)

NEW ITEM

B. 515 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-009

Application Number: MST2009-00381

Owner: Elizabeth Faoro

Architect: Archart Incorporated

(Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.)

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

NEW ITEM**C. 1135 CALLE DEL SOL R-1 Zone**

Assessor's Parcel Number: 041-092-008
Application Number: MST2009-00389
Owner: Paul Kontos

(Proposal to permit as-built retaining walls ranging from two to three and a half feet tall in the front yard of a single-family residence on a 6,088 square foot lot.)

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

FINAL REVIEW**D. 646 JUANITA AVE E-1 Zone**

Assessor's Parcel Number: 035-123-009
Application Number: MST2009-00302
Owner: Lisa Julien
Architect: James Zimmerman

(Proposal for a 422 square foot one-story addition to an existing one-story 1,602 square foot single-family residence with an attached 393 square foot two-car garage. The project includes complete exterior remodel, a new front courtyard and walls, and 53 cubic yards of fill grading. The proposed total of 2,417 square feet on the 9,527 square foot lot in the Hillside Design District is 68% of the maximum floor to lot area ratio.)

NEW ITEM**E. 1532 EUCALYPTUS HILL RD E-1 Zone**

Assessor's Parcel Number: 015-232-005
Application Number: MST2009-00351
Owner: Brian S. Bergakker

(Proposal to replace approximately 70 feet of existing adobe retaining walls with concrete walls and build new front walkway stairs and planters. Staff Hearing Officer approval is requested for the walls to exceed 3.5 feet and be constructed up to approximately 6 feet in height next to the driveway. The existing single-family residence is located on a 6,547 square foot lot in the Hillside Design District.)

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