



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 23, 2009 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Alternate)
BERNI 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.

NOTICE: On November 19, 2009, 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. 447 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-050-017
Application Number: MST2009-00509
Owner: Hezi and Corin Koren
Designer: Ubaldo Diaz

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

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

NEW ITEM

B. 715 CIRCLE DR R-1 Zone

Assessor's Parcel Number: 013-101-006
Application Number: MST2009-00504
Owner: Charles Steven Duvall

(Proposal to replace a house and garage destroyed in the Tea Fire. The proposal includes a 2,229 square foot one-story residence with an attached 486 square foot two-car garage. The proposed total of 2,715 square feet on the 19,580 square foot lot in the Hillside Design District is 61% of the maximum guideline floor to lot area ratio.)

CONTINUED ITEM

C. 50 RINCON VISTA RD E-1 Zone

Assessor's Parcel Number: 019-282-019
Application Number: MST2009-00260
Owner: Edward and Marjorie Kirshbaum

(Proposal to reconstruct a 3,345 square foot two-story single-family residence and detached two-car garage destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a Modification to allow alterations to the garage roof in the front setback. The proposed total of 3,786 square feet on the 20,855 square foot lot in the Hillside Design District is 81% of the maximum guideline floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 050-09.)

CONTINUED ITEM**D. 10 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-026
Application Number: MST2009-00361
Owner: Jeremy Lindaman
Architect: Bill Isaman

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal includes construction of a 2,780 square foot three-story single-family residence, an attached 550 square foot two-car garage at the lower level, retaining walls, and decks. Staff Hearing Officer approval of modifications is requested for encroachments into the interior setbacks. The project is located on a 10,000 square foot lot in the Hillside Design District. The proposed total of 3,055 square feet includes a 50% reduction for partially subterranean square footage at the lower level, resulting in the project being 81% of the maximum floor to lot area ratio.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 077-09.)

CONTINUED ITEM**E. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005
Application Number: MST2009-00243
Owner: Richard Garcia, Jr.
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Preliminary approval of the architecture is requested. Two site retaining walls have been added to the project.)