



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, May 24, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
WILLIAM MAHAN (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
DENISE WOOLERY (Consent Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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 Wednesday, May 19, 2010, 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.

NEW ITEM

A. 525 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-004
 Application Number: MST2010-00139
 Owner: Ronald E. and Laura L. Bonneau
 Contractor: Don Alexander
 Architect: Paul Zink

(Proposal to rebuild a one-story 1,084 square foot house destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single-family residence similar to the prior house with the addition of a 544 square foot understory. The one non-conforming uncovered parking space will remain. Staff Hearing Officer approval of modifications is requested to provide less than the required open yard area and for the project to encroach into one front setback and two interior setbacks. The proposed total of 1,604 square feet on the 6,531 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

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

FINAL REVIEW

B. 529 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-007
 Application Number: MST2009-00566
 Owner: Tobin James and Blanche Marie
 Applicant: Wade Davis Design

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single-family residence and attached 400 square foot two-car garage. Staff Hearing Officer approval of modifications are requested for encroachment into the front and interior setbacks and modification of the solar access ordinance. The proposed total of 2,004 square feet on the 9,140 square foot lot in the Hillside Design District is 58% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution 011-10.)

FINAL REVIEW**C. 407 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-009
 Application Number: MST2009-00423
 Owner: Stephen A. and Maj-Britt L. Greig
 Architect: Chris Dentzel
 Engineer: Kevin Vandervort
 Contractor: Chase Construction

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a rebuilding the prior 1,404 square foot two-story single-family residence and 424 square foot attached two-car garage and a new 424 square foot understory addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the understory square footage and is 43% of the maximum guideline floor to lot area ratio. Retaining walls were increased in height within the interior and front setbacks and require Staff Hearing Officer approval of modifications.)

(Final approval of landscape plan is requested.)

REVIEW AFTER FINAL**D. 1135 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-012
 Application Number: MST2010-00120
 Owner: Lucille Leemhuis

(Proposal to replace 24 feet of an existing second-floor deck and extend the width of the deck by four feet, for a new deck area of 240 square feet at the rear of the existing two-story single-family residence.)

(Review After Final to change to steel railing.)

FINAL REVIEW**E. 1109 LUNETA PZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
 Application Number: MST2008-00452
 Owner: Peter Le Vay
 Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the coastal zone and Planning Commission approval of a coastal development permit is requested.)

(Final review of details.)