



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 2, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative)
JIM ZIMMERMAN

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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 Thursday, July 29, 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.

REVIEW AFTER FINAL

A. 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 under-story addition. The proposed total of 2,040 square feet on the 20,149 square foot lot includes 50% of the under-story 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.)

(Review After Final to enclose upper-level deck and lower-level terrace for an additional 238 square feet.)

NEW ITEM

B. 230 SANTA CRUZ BLVD

E-3/SD-3 Zone

Assessor's Parcel Number: 045-132-024
Application Number: MST2010-00225
Owner: Peter Alagona
Architect: Benjamin Stratton

(Proposal to replace two second-story windows as part of a remodel for an existing single-family residence.)

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

FINAL REVIEW**C. 1628 OVERLOOK LN E-1 Zone**

Assessor's Parcel Number: 015-192-008
Application Number: MST2010-00075
Owner: Giovanni Vigna
Architect: Jason Grant

(Proposal for a 440 square foot two-story addition at the rear of an existing 2,363 square foot two-story single-family residence and 289 square foot one-car attached garage. The revised proposal includes a new entry porch, a 89 addition to the garage, replacement of all windows and doors, replacement of siding, and removal of arbor and fence. Staff Hearing Officer approval is requested for alterations to the house and garage within the front setback. The proposed total of 3,181 square feet on the 17,832 square foot lot in the Hillside Design District is 72% 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. 036-10.)

FINAL REVIEW**D. 1036 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-220-003
Application Number: MST2009-00556
Owner: Diane Hall
Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

FINAL REVIEW**E. 1411 JESUSITA LN A-1 Zone**

Assessor's Parcel Number: 055-240-021
Application Number: MST2010-00183
Owner: Robeck Trust
Architect: Josh Blumer, AB Design Studio

(Proposal for 901 square feet of one-story additions and a 385 square foot trellis for an existing 3,275 square foot, single-family residence, with a 595 square foot attached three-car garage. The proposed total of 4,771 square feet is located on a 3.2 acre lot in the Hillside Design District.)