



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, October 11, 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  
MICHELLE BEDARD, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://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](http://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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto:mbedard@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 Wednesday, October 06, 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](http://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.

**REFERRED BY FULL BOARD**

**A. 102 ONTARE HILLS LN**

**A-1 Zone**

Assessor's Parcel Number: 055-160-054  
Application Number: MST2010-00156  
Owner: Wynpac IV, LLC  
Architect: Bill Wolf  
Owner: Stephen P. Wiley

(Proposal for a new two-story 4,282 square foot single-family residence, 750 square foot detached three-car garage, and 500 square foot accessory space above the garage. The project includes a new driveway, hardscape, retaining walls, landscaping, and grading for foundation and site. The proposed total of 5,532 square feet on the 1.1 acre vacant lot in the Hillside Design District is 110% of the maximum guideline floor to lot area ratio.)

**(Preliminary Approval was granted on 7/19/2010. Final Approval is requested.)**

**REFERRED BY FULL BOARD**

**B. 1201 CIMA LINDA LN**

**A-2 Zone**

Assessor's Parcel Number: 015-161-019  
Application Number: MST2010-00277  
Owner: Anna and Jar Lehr  
Designer: Anna Lehr

(Proposal for an exterior remodel to the existing two-story, 2,395 square foot, single-family residence and two-car carport. The alterations include replacing the existing wood shake roof with a tile roof, replace wood siding with stucco, replace existing windows and doors with double glazed windows and doors, convert the existing two-car carport to a 420 square foot two-car garage, replace the existing patio cover with new and replace and reduce the existing concrete patio with a new stone pavement. The proposal will result in a 380 square foot reduction in roof area and concrete pavement. The existing single-family residence is 58% of the maximum floor to lot area ratio guideline.)

**(Preliminary Approval was granted on 9/27/2010. Final Approval is requested.)**

**FINAL REVIEW****C. 1915 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-382-012  
Application Number: MST2010-00275  
Owner: Robert A. Stevens  
Architect: Thomas Moore

(Proposal for a 556 square foot raised deck addition to an existing 296 square foot deck, a new spa and trellis structure above the proposed spa. The proposal includes renovating the existing deck with new decking material to match the new deck and extension of an existing culvert, located below the existing deck, 20 feet to the edge of the new deck addition. The property is currently developed with a 2,144 square foot single-family residence with an attached two-car garage on a 10,960 square foot lot. No changes are proposed to the existing residence.)

**(Final Approval is requested.)**

**NEW ITEM****D. 606 SUTTON AVE****R-3 Zone**

Assessor's Parcel Number: 037-061-010  
Application Number: MST2010-00287  
Owner: Harold O. Phipps  
Designer: Mark Morando

(Proposal to demolish an existing non-conforming one-car garage and provide two uncovered parking spaces for an existing 548 square foot one-story, single family-residence. The existing single-family house is 23% of the maximum floor to lot area ratio guideline. The proposal includes reducing the fence along the front property line to the 3.5 foot maximum allowed height, retaining and using the foundation of the garage for the relocation of the two existing 80 square foot storage sheds. 353 square feet of new grass-crete permeable paving is proposed for the two new uncovered parking spaces. A new 5 foot tall wrought iron gate is proposed to screen the uncovered parking spaces. The proposal will address violations listed under ENF2010-00299.)

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

**NEW ITEM****E. 1002 N MILPAS ST****R-3 Zone**

Assessor's Parcel Number: 029-252-013  
Application Number: MST2010-00259  
Owner: Jasso Family Living Trust  
Architect: Brian Hofer

(Proposal to remove two existing retaining walls and fence and construct a new eight foot tall retaining wall and six foot tall fence along the interior property lines of a parcel developed with an existing single-family residence. The proposal also includes approximately 500 square feet of new permeable paving, one new uncovered parking space, and new site landscaping. The project requires Staff Hearing Officer review for a zoning Modification for the combined height of the new wall and fence to exceed the maximum eight foot height requirement within the required interior setbacks.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for over height retaining walls and fences in the required interior setbacks.)**