



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

Monday, February 11, 2008

11:00 A.M.

630 Garden Street

BOARD MEMBERS:

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

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular Full Board meeting. The Full Board has the discretion to ratify or not ratify the Consent actions. Decisions at SFDB Consent Calendar may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) days of the action being ratified at the next regular Full Board meeting of the SFDB.

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. Consent Calendar begins at 11:00 a.m. If applicants are not in attendance when their item is announced, the item will be moved to the end of the calendar agenda.

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

Posting Notice: On February 06, 2008 at 3:00 p.m., this Consent Calendar was posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

NEW ITEM**A. 216 E JUNIPERO ST E-1 Zone**

Assessor's Parcel Number: 025-132-002
Application Number: MST2008-00026
Owner: Chris Herthel and Jane Sorenson
Architect: Kent Mixon

(Proposal for window and door changes at north elevation. The existing one-story 2,156 square foot single-family residence including attached 393 square foot two-car garage is legal, non-conforming to interior setbacks on the 7,806 square foot parcel. Staff Hearing officer approval of a modification is requested for alterations in the setback. The total square footage of the residence of 2,394 square feet is 76% of the maximum FAR.)

(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

NEW ITEM**B. 182 LA VISTA GRANDE E-1 Zone**

Assessor's Parcel Number: 015-130-001
Application Number: MST2008-00037
Owner: David C. Nordahl
Applicant: Larry Clark

(Proposal to replace a 5' 10" retaining wall at the front of the property at a 2,623 square foot single-family residence on a one acre lot in the Hillside Design District. Staff Hearing officer approval of a modification for an over-height wall within 10' of the front property line is requested.)

(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

FINAL REVIEW**C. 1967 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 019-050-002
Application Number: MST2007-00081
Owner: Ronald B. Dinning
Applicant: Sophie Calvin

(Proposal for remodeling and a 990 square foot one-story addition to an existing single-family residence, a new 529 square foot detached garage with a 463 square foot second-floor accessory space, garden stairs, patio, trellises and exterior fireplace. The project is located on a 32,916 square foot lot in the Hillside Design District. The proposed total square footage of square feet is 41% of the maximum guideline FAR.)

(Final review of window details.)

CONTINUED ITEM**D. 1742 PROSPECT AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-026
Application Number: MST2008-00044
Owner: PEM Resources LP
Contractor: Paul Egan

(Proposal to construct an 80 square foot deck at the front of the property, replace two windows with French doors, construct a 35 foot long by 5 foot high retaining wall and a 170 square foot patio with stairs at the rear of the property, relocate two electrical outlets and lower the existing water, electrical and telephone lines to the cottage behind the house. The proposal includes abatement of ENF2007-01229 for 36 cubic yards of "as-built" grading. The existing single-family residence, cottage, and garage total approximately 2,015 square feet on a 5,000 square foot lot in the Hillside Design District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

REVIEW AFTER FINAL**E. 521 OLIVE ST****C-M Zone**

Assessor's Parcel Number: 031-212-008
Application Number: MST2004-00421
Owner: Pamela Thompson
Contractor: Tai Yeh
Agent: Mark Morando

(Proposal to reinstate previous approval of a modification to allow an as-built stairway to encroach into the required interior yard setback. The expired project included the stairway from a second-story deck in the required interior yard and replacement of an existing skylight with a dormer. The existing three-story 2,222 square foot single-family residence including 460 square foot attached two-car garage is located on a 3,000 square foot lot.)

(Review After Final to change exterior shingle siding to stucco.)

NEW ITEM**F. 1235 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-231-003
Application Number: MST2007-00627
Owner: William R. Freudenburg
Architect: Dennis Thompson

(Proposal to construct two raised decks totaling 780 square feet, add new entry from garage, eliminating one parking space, remodel exterior site walls and gates, replace railings on existing decks, interior remodel including kitchen, utility room, and bar sink. The existing 5,565 square foot three-level single-family residence and attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline FAR.)

NEW ITEM**G. 826 SAN ROQUE RD****A-1 Zone**

Assessor's Parcel Number: 055-172-014

Application Number: MST2008-00051

Owner: James R. Hatch

Designer: Victor Padilla

(Proposal to construct a 483 square foot detached two-car garage. The existing 1,740 square foot single-family dwelling is located on a 1.1 acre single-family lot in Hillside Design District. The proposed total of 2,223 square feet is 44% of the maximum guideline FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)