



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, October 13, 2008

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Alternate)
BERNIE 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, Planning Technician I, 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 October 08, 2008 at 4:00 p.m., 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.

REVIEW AFTER FINAL

A. 911 ALSTON RD

A-2 Zone

Assessor's Parcel Number: 015-174-011
Application Number: MST2008-00030
Owner: Michael and Patricia Ainsa
Designer: Sterling and Associates

(Proposal for 671 square feet of first-story additions, a 189 square foot covered patio, and a 163 square foot patio with trellis. The existing 2,469 square foot two-story single-family residence including 532 square foot attached two-car garage is located on a 14,156 square foot lot in the Hillside Design District. The proposed total of 3,140 square feet is 74% of the required maximum FAR.)

(Review After Final for minor architectural changes including windows, columns, and roof.)

REVIEW AFTER FINAL

B. 1733 LAS CANOAS RD

A-1 Zone

Assessor's Parcel Number: 021-071-002
Application Number: MST2008-00029
Owner: Jean B. Bacon, 1988 Trust
Designer: Steve Wilson

(Proposal for a 323 square foot one-story addition to an existing 3031 square foot one-story single-family residence and a new entry gate at driveway. The project is located on a 1.37 acre lot in the Hillside Design District. The proposed total of 3,271 square feet is 62% of the maximum guideline FAR.)

(Review After Final for change of siding material to stucco.)

FINAL REVIEW**C. 943 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-027
Application Number: MST2007-00398
Owner: Irwin and Marilyn Carasso Trust
Architect: Jeff Gorrell

(Project is revised to be smaller and a second-story is no longer proposed. Proposal to construct a 3,947 square foot one-story single-family residence including 447 square foot two-car garage, a 575 square foot covered deck, a 206 square foot uncovered deck, and 326 cubic yards of cut and fill grading. The project is located on a 21,106 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to rebuild portion of the house and garage in the front yard setback is requested. The total of 3,947 square feet is 84% of the maximum guideline FAR.)

(Review of landscaping.)

FINAL REVIEW**D. 1633 OVERLOOK LN****E-1 Zone**

Assessor's Parcel Number: 015-191-001
Application Number: MST2008-00404
Owner: Steve McHugh
Architect: Tom Meaney

(Proposal for additions and interior and exterior remodeling for an existing 2,657 square foot single-residence including attached 420 square foot two-car garage. The proposal includes 419 square feet of one-story additions, a 223 square foot garage addition, and an 808 square feet of new patios. The proposed total of 3,299 square feet on the 25,236 square foot lot in the Hillside Design District is 69% of the maximum guideline FAR.)

(Final Review of architecture and preliminary review of landscaping.)

FINAL REVIEW**E. 2447 CALLE LINARES****E-1 Zone**

Assessor's Parcel Number: 041-411-013
Application Number: MST2008-00291
Owner: Donna Silva
Architect: Bryan Pollard

(Proposal for a 725 square foot addition of a new lower level and stair for an existing two-story 1,978 square foot single-family residence. The proposal includes adding 68 square feet to the existing upper balcony, 302 square feet to the mid-level balcony, and a new 262 square foot walkway and deck at the lower level. The proposed total of 3,255 square feet on the 19,657 square foot lot in the Hillside Design District is 73% of the maximum guideline FAR.)

NEW ITEM**F. 1631 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-022
Application Number: MST2008-00017
Owner: David Prenatt
Architect: Kavoian and Associates

(Proposal to remove as-built concrete and wood patios, stairways, and retaining walls to allow the lower bluff top area to return to its natural sloped condition. The project includes replanting the bluff top with native vegetation and installation of temporary drip irrigation. The area below the top of bluff would remain undisturbed. The existing 2,233 square foot one-story single-family residence with attached 407 square foot garage is located on a 20,100 square foot parcel in the Hillside Design District. Planning Commission approval of a coastal development permit is requested.)

(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

FINAL REVIEW**G. 1724 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-081-006
Application Number: MST2008-00263
Owner: Duard W. Enoch III
Architect: Lesley Stearns

(Proposal to remodel an existing 2,324 square foot single-family residence, including existing 510 square foot attached garage. The project includes replacement of all windows and doors, new stucco exterior, alteration to roof, new skylight, new wall in front yard ranging from 42 to 72 inches in height, new chimney, remove existing patio structure and greenhouse window and small attached shed, interior remodel, and new landscaping. Staff Hearing Officer approval of modifications to allow alterations to the existing non-conforming residence in the front and interior setbacks is requested. Square footage will remain at 2,234 square feet on the 8,584 square foot lot in the Hillside Design District and is 70% of the maximum FAR.)

(Review of landscaping.)