



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 12, 2009

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.

APPEALS: 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 January 07, 2009 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.

FINAL REVIEW

A. 122 LA PLATA

E-3/SD-3 Zone

Assessor's Parcel Number: 045-211-016
Application Number: MST2004-00823
Owner: David Shapiro
Agent: Alicia Harrison
Architect: Dawn Sherry

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a Modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

(Final approval of architecture and landscaping is requested.)

CONTINUED ITEM

B. 365 LOMA MEDIA RD

E-1 Zone

Assessor's Parcel Number: 019-261-005
Application Number: MST2008-00567
Owner: Winand and Erika Jeschke
Designer: Joe Woodruff
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

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

NEW ITEM: PUBLIC HEARING**C. 1603 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 027-152-013
Application Number: MST2008-00594
Owner: Lavon F. and Nancy M. Jordan
Applicant: AB Design Studio

(Proposal for remodeling and minor additions to an existing 2,334 square foot two-story single-family residence. The proposal includes a new entry with 49 square feet of additional enclosed space, new entry porch, and window relocations. Staff Hearing officer approval of a Modification is requested for alterations in the front setback. The proposed total of 2,383 square feet on the 6,293 square foot lot is 86% of the maximum FAR.)

(Comments only; project requires Staff Hearing Officer approval of a Modification.)

NEW ITEM**D. 1415 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-007
Application Number: MST2008-00522
Owner: Lawrence Pfeifer

(Proposal to convert part of the existing attached four-car garage to a new bedroom and convert an existing accessory workshop to new 591 square foot secondary dwelling unit. Exterior alterations to the existing 3,946 square foot two-story single-family residence include one new uncovered parking space and a 78 square foot enclosure of a breezeway. This application will abate violations in ENF2008-01093. The proposed total of 4,937 square feet on the 17,693 square foot lot is 112% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

NEW ITEM**E. 824 WESTMONT RD SP-5 Zone**

Assessor's Parcel Number: 013-070-046
Application Number: MST2009-00008
Owner: Steven R. and Rebecca L. Hodson

(Proposal to reconstruct 14 single-family residences at Westmont College that were destroyed in the Tea Fire. Four different architectural models are proposed with tile roofs and stucco siding.)

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