



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 02, 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 28, 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. 110 ONTARE HILLS LN

A-1 Zone

Assessor's Parcel Number: 055-160-057
Application Number: MST2008-00061
Owner: Karen Graham
Architect: Bill Wolf

(Proposal for a 6,220 square foot two-story single-family residence including an attached three-car garage on a vacant lot. Included in the proposal is 1,218 cubic yards of grading. The proposal includes removal of five eucalyptus trees along the north of the property and replacement with landscape screening and trees. The project is located on a one acre vacant lot in the Hillside Design District. The proposed FAR square footage calculation is reduced to 5,420 square feet by the lower level being below grade and is 109% of the maximum guideline FAR. This over 4,000 square foot project is required to be two-star Built Green or equivalent per SBMC 22.69.055.)

(Final approval of landscaping is requested.)

CONTINUED ITEM

B. 47 RINCON VISTA RD

E-1 Zone

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00023
Owner: Jose R. Flores
Contractor: Manuel Contreras

(Proposal to relocate a portion of existing 7 foot- 6 inch tall retaining wall and construct a new stucco wall extension 100 linear feet on a vacant site. This site is located in the Hillside Design District and is a Tea Fire damaged property. Rebuild of the residence and garage is under separate review.)

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

NEW ITEM**C. 403 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-008
Application Number: MST2009-00016
Owner: Richard Curtis
Applicant: Kelly Voyson
Engineer: EDL Structural Engineering

(Proposal to rebuild a one-story w/partial basement single-family residence and attached two-car garage destroyed in the Tea Fire. The proposal includes minor additions of 56 square feet to kitchen area and 78 square foot addition to east side of house, resulting in a 1,346 square foot one-story single-family residence with a 482 square foot basement, a 483 square foot attached garage and three decks that total 250 square feet. The total of 2,311 square feet on the 21,067 square foot lot located in the Hillside Design District is 49% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Zoning Modification may be requested if minor additions or alterations to the garage are proposed in the setbacks.)

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

NEW ITEM**D. 1635 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-006
Application Number: MST2009-00028
Owner: Barbara Anderson Trust
Designer: Al Winsor

(Proposal to demolish an existing 240 square foot third-story deck and replace it with a 330 square foot deck and permit an as-built retractable awning above the deck. The deck is located at the rear of an existing single-family residence on a 5,222 square foot lot in the Hillside Design District.)

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

NEW ITEM**E. 317 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-025
Application Number: MST2009-00024
Owner: Dor Stampeli

(Proposal to rebuild a single-family residence and detached garage destroyed in the Tea Fire. The proposed 1,700 square foot one-story house would have a raised wood floor with the roof approximately two foot higher than the prior 1,620 square foot structure. The project includes a 400 square foot two-car detached garage and 541 square foot deck. Staff Hearing Officer approval of modifications are requested to allow alterations in the setbacks. The proposed total of 2,100 square feet on the 12,894 square foot lot in the Hillside Design District is 51% of the maximum floor to lot area ratio.)

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

CONTINUED ITEM**F. 1435 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-320-019

Application Number: MST2009-00007

Owner: Daniel Gibbings

Architect: Larry Graves

(Proposal to permit the as-built conversion of an existing 220 square foot, second-floor deck to habitable living space on a 40,592 square foot parcel in the Hillside Design District. Approval of this project will abate enforcement case ENF2008-01204.)

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