



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Tuesday, February 17, 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: That on February 11, 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.

NEW ITEM

A. 1105 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-020
Application Number: MST2009-00059
Owner: Douglas Crawford
Architect: Tom Smith

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The project includes the construction of a 3,936 square foot two-story house and detached 460 square foot garage with a 276 square foot storage area underneath the garage. The new house would be approximately 895 square feet larger than the previous house and be located in the same footprint. The proposed total of 4,672 square feet is 98% of the maximum guideline floor-to-lot area ratio.)

NEW ITEM

B. 1985 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-030
Application Number: MST2009-00049
Owner: Hazel Anerson
Architect: Jason Grant

(Proposal to replace a single-family residence and garage destroyed by the Tea Fire. Proposed is a 2,974 square foot two-story house and 524 square foot two-car garage on the 2 acre lot in the Hillside Design District. The proposed total of 3,498 square feet is 63% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires environmental assessment.)

NEW ITEM**C. 940 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-006
Application Number: MST2009-00001
Owner: Bonnie Logaan-Zimmer Trust
Architect: Brian Nelson

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposed three-story 6,360 square foot house and attached 971 square foot garage are increase the previous residence by a 1,145 square foot partial basement, 34 square feet at the main floor, and 181 square feet at the second floor for a total increase of 1,360 square feet. The project is located on a 1.3 acre lot in the Hillside Design District. Staff Hearing Officer approval is requested for alterations in the interior setback. This property provides a driveway easement for 950 Coyote Road. The proposed total of 7,331 square feet is 142% of the maximum guideline floor-to-lot area ratio.)

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

FINAL REVIEW**D. 2315 CHAPALA ST****E-3 Zone**

Assessor's Parcel Number: 025-113-011
Application Number: MST2009-00052
Owner: Dennis and Cynthia Peterson Family Trust
Architect: Bill Wolf

(Proposal for a new two-story building with a 463 square foot two-car garage at lower level and 447 square foot accessory room above. The project includes the replacement and extension of an existing retaining wall. The existing 887 square foot one-story residence will remain and the existing 219 square foot one-car garage will be demolished. The proposed total of 1,797 square feet on the 6,250 square foot lot is 65% of the maximum floor-to-lot area ratio.)

FINAL REVIEW**E. 411 SAMARKAND DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-163-003
Application Number: MST2008-00576
Owner: William Donley
Designer: R.I. Design and Construction

(Proposal for a 648 square foot two-story addition to an existing 1,298 square foot two-story single-family residence. The existing 443 square foot detached two-car garage will remain on the 9,000 square foot lot. The total proposed 2,389 square feet is 70% of the maximum floor-to-lot-area ratio.)

REFERRED BY FULL BOARD**F. 620 FLORA VISTA DR****E-1 Zone**

Assessor's Parcel Number: 041-383-003
Application Number: MST2008-00569
Owner: Lennart and Barbara Colombana Trust
Designer: Burke Design

(Revised proposal to permit as-built work consisting of a 119 square foot foyer addition, 480 square foot deck, 6 foot high front yard fence, 9 foot tall retaining walls reduced to 8 feet, trellis eliminated, and to remove as-built sheds, hobby room, attic kitchen, side entry steps, entry door, tent structure, and roof mounted office at an existing single-family residence. Staff Hearing Officer approvals of Modifications are no longer requested for over-height walls and for the trellis and the foyer to encroach into the front and interior setbacks. The project will abate violations in ENF2008-01107. The proposed total of 2,339 square feet is 64% of the maximum floor-to-lot-area ratio.)

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

FINAL REVIEW**G. 309 W MICHELTORENA ST****R-4 Zone**

Assessor's Parcel Number: 039-052-008
Application Number: MST2009-00041
Owner: David Seubert
Applicant: Adam Graham
Designer: Wyllis Heaton

(Proposal for a new 197 square foot second-story deck and 112 square foot first-floor addition at the rear of an existing 1,443 square foot two-story single-family residence. The existing second-story deck would be demolished and the existing 190 square foot detached garage will remain on the 5,250 square foot lot. The proposed total of 1,633 square feet is 69% of the maximum floor to lot area ratio.)

NEW ITEM**H. 215 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-029
Application Number: MST2009-00055
Owner: Janice Meaden Living Trust
Designer: Cliff Hickman

(Proposal to replace and add windows to an existing 2,537 square foot two-story single-family residence on a 12,172 square foot lot in the Hillside Design District.)

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

NEW ITEM**I. 1415 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-004
Application Number: MST2009-00051
Owner: Richard and Katherine Godfrey Trust
Architect: Larry Clark
Agent: Dudek and Associates

(Proposal for as-built enclosure of a 192 square foot second-story patio for an existing square foot two-story single-family residence. Staff Hearing Officer approval of a modification is allowed for the work to encroach into the interior setback. The proposed total of 3,206 square feet, including 400 square foot attached garage on the 13,766 square foot lot is 76% of the maximum floor to lot area ratio.)

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