



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 23, 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 February 19, 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. 365 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-082-005
Application Number: MST2009-00069
Owner: Michael and Helen Chadwick

(Proposal to approve an as-built, 360 linear foot fire-resistant perimeter wall and trash enclosure constructed of steel pipe, wood, and stucco. Also proposed is to construct a new 1,000 linear foot wooden fence. Both will replace an existing fence that was destroyed in the Tea Fire. The project is located on a 2.2 acre lot in the Hillside Design District.)

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

REVIEW AFTER FINAL

B. 964 GARCIA RD

E-1 Zone

Assessor's Parcel Number: 029-261-003
Application Number: MST2007-00434
Owner: Robert F. Lint
Architect: Paul Zink

(Proposal for remodeling and an 851 square foot one-story addition for an existing 2,852 square foot one-story single-family residence on a 21,244 square foot lot in the Hillside Design District. The project includes replacement of the roof and all windows. The project will result in a one-story 3,667 square foot residence including the 450 square foot two-car garage which is 78% of the maximum guideline FAR.)

(Review After Final to remove front guard rail, add wood trellis at front, add outdoor barbeque and fireplace, resurface entire driveway, new wrought iron gate at front and side, new 4 foot high and 60 foot long chain link fence, and modify guardrail design.)

REVIEW AFTER FINAL**C. 2290 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-072-014
 Application Number: MST2008-00262
 Landscape Architect: Paul Wolthausen
 Owner: Donald Oas
 Agent: Sophie Calvin

(Proposal for a 134 square foot first-floor addition, a 580 square foot second-story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

(Review After Final to reduce the total floor area of the residence by removing the proposed 150 square foot second-floor addition and reduce the first floor addition from 600 to 383 square feet. Remove first-floor deck and remove an exterior fireplace, minor window and door changes. Keep 8 square feet of previously proposed demo to garage conversion. Add new covered porch off kitchen.)

NEW ITEM**D. 633 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-253-006
 Application Number: MST2009-00070
 Owner: Tim and Jennifer Hale
 Applicant: Rod Pearson
 Architect: Thomas Gocha

(Proposal to permit an as-built 493 square foot conversion to habitable space at the lower level, and a 246 square foot lower-level deck to abate violations in ENF2008-01361. Also proposed is replacement of all of the existing windows on the existing three-story house. The proposed total of 3,022 square feet on the 11,326 square foot lot in the Hillside Design District is 76% of the maximum floor-to-area ratio.)

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

CONTINUED ITEM**E. 1338 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-210-015
Application Number: MST2008-00595
Owner: Alex J. Cole

(Proposal to abate enforcement case ENF2008-01253 by permitting the following as-built improvements to an existing single-family residence on a 20,790 square foot lot in the Hillside Design District: demolition and removal of a 451 square foot shed structure in the interior yard setback, new 176 square foot deck, new windows, electrical circuitry, storage cabinets, new gardening sink under an existing permitted deck, and a new 98 square foot loft above the master bedroom.)

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

NEW ITEM**F. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020
Application Number: MST2009-00090
Owner: Jose R. Flores
Applicant: Manuel Contreras

(Proposal for a 95 square foot first-floor addition at the rear and a 103 square foot enclosure of a patio for the recently approved Tea Fire rebuild. That proposal was for a 2,839 square foot residence and attached 546 square foot two-car garage on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,037 square feet is 84% of the maximum floor-to-area ratio.)

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