



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 09, 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 March 05, 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.

NEW ITEM

A. 114 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-042-008
Application Number: MST2009-00109
Owner: Jeff Chemnick, Living Trust
Applicant: Steve Hausz

(Proposal to replace a one-story single-family residence and garage destroyed in the Tea Fire. Proposed is a new 2,612 square-foot two-story single-family residence and detached 750 square-foot three-car garage with 100 square feet of accessory space. The new project will be approximately 600 square feet larger and shifted slightly toward the north. The proposed total of 3,462 square feet on the 1.92 acre lot in the Hillside Design District is 63% of the maximum guideline FAR.)

(Comments only; project requires environmental assessment.)

NEW ITEM

B. 428 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-011
Application Number: MST2009-00110
Owner: Duncan A. and Maria Theresa Thomas
Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing Officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum FAR.)

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

CONTINUED ITEM**C. 1109 LUNETTA PLZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035
Application Number: MST2008-00452
Owner: Peter Le Vay
Architect: Tom Meaney

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The project is located in the appealable jurisdiction of the Coastal Zone and Planning Commission approval of a Coastal Development Permit is requested.)

(Concept comments on landscape plan are requested. Project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)

FINAL REVIEW**D. 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.)

FINAL REVIEW**E. 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 and an exterior stair to the backyard. 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 FAR.)

NEW ITEM**F. 1568 LAS CANOAS RD A-1 Zone**

Assessor's Parcel Number: 021-082-032
Application Number: MST2009-00100
Owner: Robert E. and Alyce E. Parsons
Architect: Chris Dentzel

(Proposal for a 166 square foot addition and renovation to an existing residence located within the Hillside Design District. A new veranda, garden storage, and covered entry are also proposed.)

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

FINAL REVIEW**G. 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.)