



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, March 16, 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](http://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](http://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](mailto: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 March 12, 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](http://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. 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.)**

### **NEW ITEM**

**B. 642 LAS ALTURAS RD E-1 Zone**

Assessor's Parcel Number: 019-282-007  
Application Number: MST2009-00088  
Owner: Jack Jevne  
Architect: Lori Kari

(Proposal to rebuild a house and attached two-car garage destroyed in the Tea Fire. The proposed 2,758 square foot three-story residence and attached 410 square foot two-car garage is similar to the prior house and uses approximately the same existing building footprint. The proposal includes 1,176 square feet of decks and balconies at the ground level and three-floor levels. The project would be rebuilt to the prior non-conforming building height. Staff Hearing Officer approval of Modifications are requested for alterations within the front and interior setbacks. The proposed total of 3,168 square feet on the 13,123 square foot lot in the Hillside Design District is 77% of the maximum floor-to-area ratio [FAR].)

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

**NEW ITEM****C. 462 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-016  
Application Number: MST2009-00122  
Owner: Andrea Kelly  
Architect: Lori Kari

(Proposal to replace a one-story single-family residence and garage that were destroyed in the Tea Fire. Proposed is a 1,752 square foot two-story house and a 254 square foot one-car detached garage. The total proposed 2,006 square feet on the 8,025 square foot lot located in the Hillside Design District is 63% of the maximum floor-to-lot area ratio. Staff Hearing Officer approval of Zoning Modifications are requested to allow the project to encroach into the interior setback and the required open yard area.)

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

**FINAL REVIEW****D. 2140 MOUNT CALVARY RD A-1 Zone**

Assessor's Parcel Number: 021-040-016  
Application Number: MST2009-00066  
Owner: Robert R. Walls  
Architect: James Zimmerman

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The prior 3,240 square foot two-story single-family residence including attached 426 square foot two-car garage would be rebuilt with the addition of a 477 square foot basement and 1,342 square feet of patios. The proposed total of 3,479 includes a 50% deduction of basement square footage and is 70% of the maximum guideline floor to area ratio. The project is located on a one acre lot in the Hillside Design District.)

**(Final approval of the landscape plan is requested.)**

**NEW ITEM****E. 68 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 015-151-011  
Application Number: MST2009-00044  
Owner: Anthony and Sabrina Papa, Living Trust  
Architect: James Zimmerman

(Proposal for a 234 square foot addition to the rear of an existing 2,418 square foot two-story single family residence with a 403 square foot attached garage. The proposal also includes demolition of the existing balcony and deck, roof material change to clay s-tile, 84 square feet of new second-floor balconies, and removal of the as-built jacuzzi. The proposed total of 3,055 square feet on the 14,930 square foot lot in the Hillside Design District is 70% of the maximum FAR.)

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

**NEW ITEM****F. 669 COYOTE RD A-1 Zone**

Assessor's Parcel Number: 021-141-004  
Application Number: MST2009-00115  
Owner: Michael S. Ziemba, Living Trust  
Agent: Jason Carter

(Proposal to rebuild a 320 square foot single-car garage in the original location on a 2.14 acre parcel in the Hillside Design District. The original garage was destroyed in the Tea Fire.)

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

**FINAL REVIEW****G. 1253 DOVER LN E-1 Zone**

Assessor's Parcel Number: 019-220-024  
Application Number: MST2009-00053  
Owner: Mason Family Trust

(Proposal to demolish an existing 381 square foot detached garage and to construct a new 498 square foot two-car detached garage with a roof deck and repave the driveway and construct new pathways. The proposed total of 1,716 square feet on the 9,014 square foot lot is 50% of the maximum FAR ratio.)

**NEW ITEM****H. 1526 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-031-013  
Application Number: MST2009-00098  
Owner: Jay M. Winner  
Architect: Jeffrey Stoutennborough

(Proposal to enclose an existing 207 square foot second story deck, add 31 square feet of new second-floor area, and construct a 101 square foot first-floor addition resulting in a total of 339 square feet of new floor area. Also proposed is to rebuild the north wall of the existing dining room, remove an existing skylight, and install two new skylights. Additionally, one entry door and one window are proposed to be replaced on this 11,995 square foot parcel. The proposed total of 2,987 square feet is 75% of the maximum required FAR.)