



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, March 30, 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.

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 26, 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.

### **REVIEW AFTER FINAL**

#### **A. 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 floor area ratio [FAR].)

**(Review After Final to add railing to front of house and replace concrete apron with concrete pavers to match driveway.)**

### **FINAL REVIEW**

#### **B. 710 CIRCLE DR**

**R-1 Zone**

Assessor's Parcel Number: 013-102-004  
Application Number: MST2009-00036  
Owner: Arthur Wayne and Martha P. Nelson  
Architect: Murray Duncan

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 1,903 square foot one-story single-family residence, an attached 494 square foot two-car garage, an attached 76 square foot entry gate house, and site walls. Grading would consist of 235 cubic yards of grading to be balanced on site. The proposed total of 2,473 square feet on the 7,343 square foot lot is 81% of the maximum FAR.)

**(Final approval of architecture and landscaping is requested.)**

**NEW ITEM****C. 2215 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-014  
 Application Number: MST2009-00085  
 Owner: John A. Sharratt  
 Agent: Raymond Appleton

(Proposal to demolish an unpermitted single-family residence, detached accessory building, and two unpermitted decks and restore landscaping on a 42,127 square foot lot in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project will abate violations in ENF2008-00353. Planning Commission approval of a Coastal Development Permit is requested.)

**(Comments only; project requires environmental assessment and Planning Commission approval of a Coastal Development Permit.)**

**NEW ITEM****D. 955 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-061-008  
 Application Number: MST2009-00156  
 Owner: John and Janet Pedersen Living Trust  
 Architect: Josh Blumer

(As built proposal to construct a 235 foot long retaining wall ranging in height from one to four feet tall using Alan block in a tan sandstone color to match the existing driveway pavers (approximately 20 feet of the proposed wall is as built). The wall is to be placed in the same location where a previous railroad tie retaining wall was located which burned in the Tea Fire. No grading is proposed.)

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

**REVIEW AFTER FINAL****E. 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 FAR.)

**(Second review of Review After Final for a 141 square foot first-floor addition and a 161 square foot deck above. The proposed total of 3,178 square feet is 88% of the maximum FAR. Review of landscape plan is requested.)**

**FINAL REVIEW****F. 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.)

**FINAL REVIEW****G. 595 SYCAMORE VISTA RD****A-1 Zone**

Assessor's Parcel Number: 013-163-001  
Application Number: MST2008-00581  
Owner: Noel E. Greenwood, Living Trust 8/15  
Architect: Andrew Roteman

(Proposal to rebuild a 1,775 square foot two-story single-family residence and a 377 square foot detached two-car garage destroyed in the Tea Fire. The proposal would rebuild and alter the pre-existing house and garage with the addition of 511 square feet to the first floor below the second-story cantilevers, an 85 square foot addition to the garage, and expansion of the deck. The project is located on a 25,085 net square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested for additions in the front setback. The proposed total of 2,748 square feet is 58% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

**NEW ITEM****H. 669 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-121-004  
Application Number: MST2009-00152  
Owner: Stanley A. and Katherine S. Cowell  
Architect: Arcadia Studio

(This is a proposal for rebuilding and existing 751.5 square foot deck and 245 square foot pergola damaged in the Tea Fire on a 26,040 square foot lot in the Hillside Design District. The lot is developed with an existing 1,765 square foot house and 534 square foot attached garage.)

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

**FINAL REVIEW****I. 317 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-025  
Application Number: MST2009-00024  
Owner: Dor Stampfli  
Applicant: Rayner Spencer

(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 feet 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 FAR.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 016-09.)**

**NEW ITEM****J. 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.)**