



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, April 13, 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, 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 NOTICE:** On April 8, 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.

## **FINAL REVIEW**

### **A. 403 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-050-008  
Application Number: MST2009-00016  
Owner: Richard Curtis  
Applicant: Kelly Voyson  
Engineer: EDL Structural Engineering

(Proposal to rebuild a one-story single-family residence with partial basement and attached two-car garage destroyed in the Tea Fire. The proposal includes minor additions of 56 square feet to kitchen area and 78 square foot addition to east side of house, resulting in a 1,346 square foot one-story single-family residence with a 482 square foot basement, a 483 square foot attached garage and three decks that total 250 square feet. The total of 2,311 square feet on the 21,067 square foot lot located in the Hillside Design District is 49% of the maximum guideline floor to lot area ratio [FAR]. Staff Hearing Officer approval of a zoning modification may be requested if minor additions or alterations to the garage are proposed in the setbacks.)

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

## **NEW ITEM**

### **B. 1957 STANWOOD DR**

**A-1 Zone**

Assessor's Parcel Number: 019-050-001  
Application Number: MST2009-00153  
Owner: John Gettings and Maureen O'Connor

(Proposal to rebuild with minor revisions a one-story 1,743 square foot house and attached 437 square foot attached two-car garage destroyed in the Tea Fire. The proposed total of 2,180 square feet on the 26,111 square foot lot in the Hillside Design District is 46% of the maximum guideline FAR.)

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

**FINAL REVIEW****C. 352 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-030  
Application Number: MST2009-00042  
Owner: Tim McCollum  
Architect: John Kincade  
Contractor: Donald Leitch

(Proposal to replace a 1,296 square foot single-family residence, attached 342 square foot two-car garage, and 410 square foot deck destroyed in the Tea Fire. The project includes increasing the house to 1,500 square feet and garage to 400 square feet with total additions on all sides to be 250 square feet. Also proposed is an under-story of approximately 250 square feet. The existing development was nonconforming to all setbacks and open yard requirements. Staff Hearing Officer approval is requested for modifications to allow encroachment into the front and interior setbacks, and to provide less than the required open yard area. The project is located on a 7,900 square foot lot in the Hillside Design District. The proposed total of approximately 2,150 square feet is 68% of the maximum FAR.)

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

**NEW ITEM****D. 656 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-282-005  
Application Number: MST2009-00166  
Owner: James Kay Jr.  
Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story, single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline FAR.)

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

**FINAL REVIEW****E. 2109 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-027  
Application Number: MST2008-00590  
Owner: Thompson Revocable Trust  
Architect: Christine Pierron

(Proposal to rebuild a 3,042 square foot two-story house including an attached two-car garage destroyed in the Tea Fire. Minor additions to the house and garage would total 470 square feet. The redesigned roof would use Mission tile. The total proposed 3,512 square feet on the 1.1 acre lot in the Hillside Design District is 70% of the maximum guideline FAR.)

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

**NEW ITEM****F. 1565 FRANCESCHI RD A-1 Zone**

Assessor's Parcel Number: 019-101-012  
Application Number: MST2009-00164  
Owner: Robert Zorich  
Architect: Kirk Gradin

(Proposal for 1,037 square feet of new patio area and 1,523 linear feet of retaining walls. The project includes a spa and 85 cubic yards of fill grading. The project is located on a 22,000 square foot lot in the Hillside Design District.)

**(Comments only; project requires environmental assessment.)**

**NEW ITEM****G. 845 SEA RANCH DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2009-00162  
Owner: Margaret Carswell Family Trust

(As-built deck and screening for water storage tanks.)

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