



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 08, 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 Thursday, June 04, 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. 370 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-312-020
Application Number: MST2009-00267
Owner: Samuel and Susan Cathcart Trustees
Architect: John Beauchamp

(Proposal to permit the as-built conversion of an existing deck to a 109 square foot enclosed sunroom with exterior stairs and a 352 square foot understory room. The proposal includes window replacements, a new balcony, and minor repairs associated with damage from the Tea Fire. The proposed total of 3,139 square feet on the 20,754 square foot lot in the Hillside Design District is 67% of the maximum guideline FAR.)

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

CONTINUED ITEM

B. 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.)

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

NEW ITEM**C. 120 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-150-013
Application Number: MST2009-00253
Owner: Terry W. and Jill Farrance
Architect: Steve Hausz

(Proposal to repair a house damaged in the Tea Fire. Proposed is repair of a portion of the first floor and add 176 square feet to the existing second floor of an existing 2,357 square foot two-story single-family residence. The existing detached 427 square foot garage was not damaged. Staff Hearing Officer approval is requested for a modification of the solar access ordinance. The proposed total of 2,960 square feet on the 28,745 square foot lot in the Hillside Design District is 58% of the maximum guideline FAR.)

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

NEW ITEM**D. 746 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-003
Application Number: MST2009-00251
Owner: Steven Carter Trust

(Proposal for new retaining walls along the north property line approximately 100 feet long and east of the existing pool approximately 70 feet long. Add new wood deck and pool equipment slab. Add new gate on north side of existing residence. Add chain link fence to northeast corner of existing residence. There is an existing 1,650 square foot one-story house with a detached 500 square foot garage on a 14,670 square foot lot in the Hillside Design District.)

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

FINAL REVIEW**E. WESTMONT RD****SP-5 Zone**

Assessor's Parcel Number: 013-070-046
Application Number: MST2009-00008
Owner: Steven R. and Rebecca L. Hodson
Owner: Westmont College

(Proposal to reconstruct 14 single-family residences at Westmont College that were destroyed in the Tea Fire. Four different architectural models are proposed with tile roofs and stucco siding.)

(Final approval of landscaping is requested.)

FINAL REVIEW**F. 1050 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-130-032
 Application Number: MST2009-00208
 Owner: Mary Hegarty
 Architect: Peter Becker

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a contemporary style 2,426 square foot two-story single-family residence and attached 460 square foot two-car garage, a 368 square foot uncovered deck, and 304 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 2,886 square feet on the 27,569 square foot lot in the Hillside Design District is 60% of the maximum guideline FAR.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution.)

REVIEW AFTER FINAL**G. 1021 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-053
 Application Number: MST2008-00478
 Owner: Orlich Michael and Tim Sulger
 Designer: Ray Ames

(Proposal for two upper-level decks totaling 380 square feet at the rear of the existing 3,655 square foot two-story single-family residence. The project includes two new windows and a new door and demolition of the existing rear upper-level deck. The project is located on a 24,667 square foot lot in the Hillside Design District.)

(Review after final to increase rear deck width by three feet.)

FINAL REVIEW**H. 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.)

(Final approval of architecture and landscaping is requested.)