



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 17, 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.

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 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, August 13, 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.

CONTINUED ITEM

A. 1105 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-113-020
Application Number: MST2009-00059
Owner: Douglas Crawford
Architect: Tom Smith

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The project includes the construction of a 3,936 square foot two-story house and detached 460 square foot garage with a 276 square foot storage area underneath the garage. The new house would be approximately 895 square feet larger than the previous house and be located in the same footprint. The proposed total of 4,672 square feet is 98% of the maximum guideline floor to lot area ratio.)

NEW ITEM

B. 10 EALAND PL

A-1 Zone

Assessor's Parcel Number: 019-061-026
Application Number: MST2009-00361
Owner: Jeremy Lindaman
Architect: Bill Isaman

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal includes construction of a 2,780 square foot three-story single-family residence, an attached 550 square foot two-car garage at the lower level, retaining walls, and decks. Staff Hearing Officer approval of Modifications is requested for encroachments into the interior setbacks. The project is located on a 10,000 square foot lot in the Hillside Design District. The proposed total of 3,055 square feet includes a 50% reduction for partially subterranean square footage at the lower level, resulting in the project being 81% of the maximum floor to lot area ratio.)

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

NEW ITEM**C. 722 CALLE ALELLA E-1 Zone**

Assessor's Parcel Number: 041-381-003
 Application Number: MST2009-00366
 Owner: Arthur Honegger
 Designer: Eric Swenumson

(Proposal to add two new second-floor balconies totaling 407 square feet, replace all windows and doors in same size openings, replace garage door, replace two windows with doors at the new rear balcony, and replace one window with door at the new front balcony. The existing 1,872 square foot two-story single-family residence and attached 420 square foot garage are located on a 10,603 square foot lot in the Hillside Design District.)

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

FINAL REVIEW**D. 2923 LOMITA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-194-006
 Application Number: MST2009-00274
 Owner: Dan Heckman
 Architect: Tai Yeh

(Proposal for a complete remodel and additions to an existing 928 square foot, one-story, single-family residence with an attached 240 square foot single-car garage. The project includes a 918 square foot one-story addition, a new attached 460 square foot two-car garage, a 65 square foot front porch, and a 315 square foot rear deck. The existing garage will be converted to habitable space and the existing sub-floor and foundation will remain. The proposed total of 2,260 square feet on the 7,485 square foot lot is 74% of the maximum floor to lot area ratio.)

FINAL REVIEW**E. 3339 CLIFF DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-015
 Application Number: MST2008-00419
 Owner: L.A. Homenink and Marina Stephens
 Architect: Michael Holliday

(Proposal for a 915 square foot second-story addition to an existing 3,836 square foot, one-story, single-family residence, with an attached two-car garage. The project includes 424 square feet of additions to the first-floor and interior remodeling. The proposed total of 5,175 square feet on the 1.3 acre lot in the coastal zone is slightly under 100% of the maximum guideline floor to area ratio. Planning Commission approval of a Coastal Development permit is requested.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Planning Commission Resolution No. 019-09.)

FINAL REVIEW**F. 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 the demolition of 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 floor to area ratio.)