



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, October 19, 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 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 Wednesday, October 14, 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. 933 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-180-002  
Application Number: MST2009-00305  
Owner: Guy P. and Victoria Strickland  
Applicant: RPM Architects

(Proposal to rebuild a house, garage, and accessory building destroyed in the Tea Fire. The project consists of a 5,221 square foot two-story single-family residence and a detached 750 square foot garage with 500 square feet of accessory space above. The proposed total of 6,471 square feet on the 5.2 acre lot in the Hillside Design District is 88% of the maximum guideline floor to lot area ratio.)

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

## **NEW ITEM**

### **B. 1600 W MOUNTAIN DR**

**A-1 Zone**

Assessor's Parcel Number: 021-050-033  
Application Number: MST2009-00449  
Owner: Gardner Family Trust  
Agent: Melora Scharf

(Proposal to rebuild a house and garage destroyed in Tea Fire. The previous two-story 3,630 square foot single-family residence and attached garage would be replaced with a one-story 3,065 square foot house and 782 square foot detached garage. There are two existing accessory buildings totaling 1,538 square feet to remain. A preliminary approval is in place for a 4,125 square foot three-story single-family residence and 872 square foot attached carport under MST2008-00518 on this lot. Staff Hearing Officer approval is requested for a Performance Standard Permit is to allow the property to be developed with an additional dwelling unit. The proposed total of 10,382 square feet for both residences and accessory buildings on the 17.3 acre lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of amendments to Modification conditions and a Performance Standard Permit.)**

**NEW ITEM****C. 617 LITCHFIELD LN****E-1 Zone**

Assessor's Parcel Number: 041-201-009  
Application Number: MST2009-00445  
Owner: Michael Appleton  
Designer: Chris Halliday

(Proposal to repair fire damage to an existing 1,715 square foot two-story single-family residence. The project includes new exterior stucco, new roof material, new windows and doors, and interior alterations. The project also includes filling in approximately 100 square feet of the recessed front entry located within the front setback. Staff Hearing Officer approval of a Modification is requested for the new square footage within the front setback. The proposed total of 1,815 square feet on the 11,761 square foot lot is 62% of the maximum floor to lot area ratio.)

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

**FINAL REVIEW****D. 1021 SAN DIEGO RD****E-1 Zone**

Assessor's Parcel Number: 029-202-014  
Application Number: MST2009-00216  
Owner: Todd A. Jacobs and Kathryn Patterson  
Architect: John Kelley  
Designer: Don Swann

(Proposal for a 393 square foot one-story addition to an existing 1,675 square foot one-story single-family residence with a 387 square foot attached two-car garage is located on a 14,155 square foot lot in the Hillside Design District. The proposed total of 2,455 square feet is 58% of the maximum floor to lot area ratio.)

**REVIEW AFTER FINAL****E. 1525 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-110-009  
Application Number: MST2009-00360  
Owner: Karen Shapiro and Richard Appelbaum  
Architect: Richard Warner

(Proposal for new fire resistant siding throughout and new fire resistant exterior doors and windows. Some windows will be enlarged.)

**(Review After Final to change to stucco exterior, leaving two existing doors in place instead of new, leaving planter in place instead removing, and not making the approved improvements to the existing garage.)**

**REVIEW AFTER FINAL****F. 954 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-016  
Application Number: MST2005-00379  
Owner: Angela J. Magness  
Architect: Kurk Magness

(Proposal for a 772 square foot addition to an existing 1,512 square foot dwelling with an attached 520 square foot garage on a 7,127 square foot lot in the Hillside Design District. A Modification is requested to allow the reduction of the required open yard. The proposed total of 2,385 square feet on the 7,127 square foot lot is 80% of the maximum floor to lot area ratio.)

**(The project received approval at ABR in 2005. Review after Final to remove the second-story from the proposal and only propose a one-story addition.)**