



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 07, 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 December 03, 2009, 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.

FINAL REVIEW

A. 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.)

(Final approval of architecture is requested.)

FINAL REVIEW

B. 444 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-282-010
 Application Number: MST2009-00410
 Owner: Carol Louise Pike
 Applicant: Sorenson Construction
 Designer: Braun and Associates
 Owner: Laurie Thrower

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposed 960 square foot one-story single-family residence and attached 170 square foot attached one-car garage will be located on the same footprint as the destroyed structure. The project is located on a 10,599 square foot lot in the Hillside Design District. The proposed total of 1,130 square feet is 30% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested.)

FINAL REVIEW**C. 447 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-017
 Application Number: MST2009-00509
 Owner: Hezi and Corin Koren
 Designer: Ubaldo Diaz

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,772 square foot two-story single-family residence and a detached 400 square foot two-car garage. The total of 2,172 square feet on the 9,996 net square foot lot in the Hillside Design District is 59% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**D. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
 Application Number: MST2009-00269
 Owner: Michael B. and Kathleen M. Szymanski
 Designer: Ubaldo Diaz

(Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a Modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 095-09.)

FINAL REVIEW**E. 1325 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-050-027
 Application Number: MST2009-00398
 Owner: Grant Ray Gibson and Therese Ann Gibs

(Proposal to rebuild a house and carport destroyed in the Tea Fire. The project involves relocating a 2,130 square foot one-story single-family residence from 1297 W. Mountain Drive. The house will be moved in five sections and placed at the northern portion of the property. Also proposed is a 480 square foot detached two-car carport, 1,540 square feet of patios and decks, and 493 cubic yards of cut and 490 cubic yards of fill grading to be balanced on site. The proposed total of 2,610 square feet on the 1.82 acre lot in the Hillside Design District is 39% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

NEW ITEM**F. 1978 LAS CANOAS RD A-1 Zone**

Assessor's Parcel Number: 021-030-020
Application Number: MST2009-00479
Owner: Wayne and Susan Dupont Trust
Contractor: David Chase
Designer: Shane Quinlan

(Proposal to replace 8 metal windows damaged in the Jesusita and Tea Fire like-for-like design; replace 4 sets of ground level windows with French doors and replace existing wood deck with new concrete deck in same location.)

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

CONTINUED ITEM**G. 1229 BEL AIR DR E-1 Zone**

Assessor's Parcel Number: 049-210-002
Application Number: MST2009-00503
Owner: Newton Family Living Trust

(Proposal for a new 800 square foot swimming pool and spa involving 242 cubic yards of cut and fill grading on the 32,670 square foot lot in the Hillside Design District. The project includes pool fencing, installation of gas stub for future barbeque, landscape walls, hardscaping, new French door at residence in existing window opening, and exterior lighting.)

CONTINUED ITEM**H. 1027 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 029-341-019
Application Number: MST2009-00416
Owner: W. and K. Naumann Living Trust

(Proposal to abatement outstanding issues as noted in ENF2009-00946. The previous review related to the removal and replacement of two existing retaining walls at the front of the property of a single-family residence. Staff Hearing Officer approval of a Modification is no longer necessary because walls are now not proposed to be replaced.)

REVIEW AFTER FINAL**I. 1617 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 027-152-010
Application Number: MST2008-00163
Owner: Johnny and Sal Jordan
Designer: Moniot Design

(Proposal for two small additions and enclosure of an existing covered porch to add 161 new square feet to an existing 2,323 square foot two-story single-family residence, including the existing 370 square foot two-car garage. The project would convert 257 square feet of habitable space to crawl space, demolish 101 square feet of existing deck and construct a new 267 square foot upper-level deck and stairs. The proposed total of 2,352 square feet on the 5,054 square foot lot located in the Hillside Design District is 96% of the maximum floor area ratio. Staff Hearing Officer approvals of Zoning Modifications are requested to allow the additions to encroach into two interior setbacks.)

(Review after final to replace retaining wall at rear of property and add wood fence on top of wall.)

NEW ITEM**J. 1435 KENWOOD RD****E-1 Zone**

Assessor's Parcel Number: 041-132-001
Application Number: MST2009-00516
Owner: Turner Geraldine Gray Trustee
Contractor: Ace Awning, Inc.

(Proposal to construct a 75 square foot glass enclosure on an existing second-story deck for an existing two-story residence with an attached two-car garage. The proposal total of 3,196 net square feet on the 15,057 square foot lot in the Hillside Design District is 73% of the maximum guideline floor area ratio.)

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

FINAL REVIEW**K. 1010 ROBLE LN****E-1 Zone**

Assessor's Parcel Number 019-241-026
Application Number MST2009-00396
Owner: Kevin C. Almeroth
Architect: Dawn Sherry

(Proposal for alterations to decks, trellises, stairs, railings, and trash enclosure. The lot is currently developed with a three-story 2,304 square foot residence and 393 square foot attached garage on a 8,883 square foot lot in the Hillside Design District.)