



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 8, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
WILLIAM MAHAN (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
DENISE WOOLERY (Consent Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

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.

NOTICE: On Wednesday, February 3, 2010, 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. 333 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-030
Application Number: MST2009-00412
Owner: Dale F. Schudel
Designer: Dylan Chappell

(Proposal to rebuild a one-story 1,248 square foot house and attached 480 square foot garage destroyed in the Tea Fire. The revised project includes construction of a two-story 2,620 square foot single-family residence and attached 532 square foot two-car garage, 367 square feet of decks, and 34 cubic yards of cut and fill grading. The garage will encroach into the interior setback in the same location as the previous garage. The proposed total of 3,152 square feet on the 11,810 square foot lot in the Hillside Design District is 79% of the maximum floor to lot area ratio.)

(Final approval of landscaping is requested.)

REVIEW AFTER FINAL

B. 656 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-282-005
Application Number: MST2009-00166
Owner: James H. 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 floor to area ratio.)

(Review after final to add retaining wall.)

NEW ITEM**C. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021
Application Number: MST2010-00023
Owner: Kevin G. Cravens
Architect: Sherry and Associates

(Proposal for a new retaining wall along the northwest property line. The proposed wall is approximately 200 feet long and varies in height from two feet to seven feet six inches. The project includes approximately 102 cubic yards of cut in front of the wall and approximately 90 cubic yards of cut and backfill behind the wall. There is an existing two-story residence on the 1.21 acre lot in the Hillside Design District.)

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

NEW ITEM**D. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2010-00027
Owner: Bruce Lee Schmidt

(Proposal to abate violations in ZIR2009-00336 including permitting an as-built spa, remove trash enclosure from the setback, and request a garage waiver for cabinets inside garage. The existing 2,548 square foot two-story single-family residence and attached 452 square foot two-car garage is located on a 7,392 square foot lot in the Hillside Design District.)

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

CONTINUED ITEM**E. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003
Application Number: MST2009-00556
Owner: Diane Hall
Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

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

FINAL REVIEW**F. 1235 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-231-003
Application Number: MST2007-00627
Owner: William R. Freudenburg
Architect: Dennis Thompson

(Proposal to construct one covered and one uncovered raised deck at the second floor level totaling 780 square feet, reconfigure existing three-car garage to eliminate one parking space, remodel exterior site walls and gates, alter railing design on existing decks, and interior remodeling. The existing 5,565 square foot three-level single-family residence including attached garage is located on a 15,569 square foot lot in the Hillside Design District. The existing residence is 127% of the maximum guideline floor to lot area ratio.)