



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

**Monday, August 16, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

PAUL ZINK, CHAIR  
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate)  
BERNI BERNSTEIN  
ERIN CARROLL (Consent Calendar Alternate)  
BRIAN MILLER  
DENISE WOOLERY (Consent Calendar Representative)  
JIM ZIMMERMAN

**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](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 extension 4539, or by email at [tboughman@santabarbaraca.gov](mailto:tboughman@santabarbaraca.gov). Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 Thursday, August 12, 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](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.

### **NEW ITEM**

**A. 874 W MOUNTAIN DR A-1 Zone**

Assessor's Parcel Number: 021-050-018  
Application Number: MST2010-00224  
Owner: Kristina M. Eriksen-Post Trust  
Architect: Karl Kras  
Contractor: Penn Estes

(Proposal to replace a 2,580 square foot two-story house and 600 square foot garage that were destroyed in the Tea Fire. Proposed is a 3,024 square foot two-story single-family residence and a detached 400 square foot carport in the same building footprint with minimal grading. The proposed total of 3,424 square feet on the 4.4 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

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

### **NEW ITEM**

**B. 468 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-061-017  
Application Number: MST2010-00234  
Owner: Peter Jon Amstutz  
Architect: Lori Kari

(Proposal to construct a new one-story 1,210 square foot single-family residence. A 300 square foot garage is being replaced like-for-like under a separate permit. Staff Hearing Officer approval of modifications is requested for the house to encroach into the front and interior setbacks. The proposed total of 1,510 square feet on the 9,778 square foot lot in the Hillside Design District is 42% of the maximum floor to lot area ratio. A house and garage on this site were destroyed in the Tea Fire.)

**(Comments only; project requires Staff Hearing Officer review of modifications.)**

**REVIEW AFTER FINAL****C. 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

(This project is returning for a Review After Final to increase the second-floor by 506 square feet and the first-floor by 50 square feet. The original project description follows: 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.)

**(Second review of Review After Final to increase the second-floor by 500 square feet and the first-floor by 163 square feet.)**