



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 3, 2011

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
MICHELLE BEDARD, Planning Technician
KATHLEEN GOO, 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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@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, December 16, 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.

PROJECT DESIGN REVIEW

A. 345 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-028
Application Number: MST2010-00024
Owner: Heather McBurnie
Architect: Michael Holliday

(Proposal to rebuild a 1,450 square foot house and 440 square foot garage destroyed in the Tea Fire. Proposed is a two-story 1,850 square foot single-family residence and attached 450 square foot two-car garage. Staff Hearing Officer approval of a Modification is requested to construct the garage within the side setback. The project includes a privacy fence and landscaping. The proposed total of 2,300 square feet on the 12,284 square foot lot in the Hillside Design District is 57% of the maximum floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 012-10. Project Design Approval is requested.)

NEW ITEM

B. 2001 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-031
Application Number: MST2010-00394
Owner: Maria MacDuff, Trustee
Architect: Matthew Hoffman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single family residence with an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 4,370 square feet, which includes a credit for basement area, on a 1.86 acre lot is 79% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

FINAL REVIEW**C. 1303 DE LA GUERRA RD****E-1 Zone**

Assessor's Parcel Number: 031-141-009
Application Number: MST2010-00294
Owner: Richard Berry
Agent: Tony Xiques

(Proposal to demolish and rebuild an existing 90 square foot second level covered deck and construct a 82 square foot uncovered deck addition, resulting in a new 172 square foot deck. The parcel is currently developed with an existing 2,331 square foot single family residence with an attached two-car garage on an 8,276 square foot lot located within the Hillside Design District. The proposal includes a five foot setback reduction for the proposed deck addition from the required front setback, per SBMC 28.15.065.)

(Project Design Approval granted 10/25/2010. Final Approval is requested.)

NEW ITEM**D. 1312 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-092-011
Application Number: MST2010-00383
Owner: Ian M. Jones

(Proposal to construct a 312 square foot one-story addition to an existing 1,068 square foot one-story single family residence and a detached one-car garage located on a 4,850 square foot lot in the Lower Riveria Special Design District. The proposal includes the demolition of an existing 169 square foot storage shed. The proposed total of 1,380 square feet is 58% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

NEW ITEM**E. 201 E. PUEBLO ST****E-1 Zone**

Assessor's Parcel Number: 025-132-010
Application Number: MST2010-00387
Owner: Jonathan Kenney
Architect: Kurt Magness

(Proposal to permit the "as-built" conversion of an existing storage room above the garage to habitable space, including the addition of a full bathroom and a new skylight, and construction of a new 220 square foot addition to provide internal access to the room above the garage on an existing 2,949 square foot two-story single family residence with an attached two-car garage. The proposed total of 3,169 square feet on a 10,000 square foot lot is 85% of the maximum floor to lot area ratio. The proposal will address the violations listed in ENF2010-00645. The project requires Staff Hearing Officer review for requested zoning modifications to allow improvements in the front and interior setbacks.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications to allow improvements in the front and interior setbacks.)