



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 23, 2011**

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

**11:00 A.M.**

**BOARD MEMBERS:**

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

**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](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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at [mbedard@santabarbaraca.gov](mailto: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, May 19, 2011, 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.

### **REVIEW AFTER FINAL**

**A. 1689 FRANCESCHI RD A-1 Zone**

Assessor's Parcel Number: 019-021-019  
 Application Number: MST2009-00141  
 Owner: Jason Yardi  
 Architect: Jeff Shelton

(Proposal to demolish an existing one-story 1,677 square foot single-family residence and detached garage and construct a new two-story 2,196 square foot single-family residence and two 231 square foot detached one-car garages, one garage will have a 231 square foot accessory space above. The project is located on a 42,000 square foot lot in the Hillside Design District. The proposed total of 2,889 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

**(Review After Final continued for proposed window alterations and a revised color scheme. Action may be taken if sufficient information is provided.)**

### **REVIEW AFTER FINAL**

**B. 1120 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-220-010  
 Application Number: MST2011-00117  
 Owner: Hecht, Sean  
 Owner: Gary Convis  
 Designer: AB Design Studio, Inc.

(This is a revised proposal to increase the size of the approved additions from 168 to the proposed 282 square feet of additions to an existing three-story 3,119 square foot single-family residence located on a 10,389 square foot lot in the Hillside Design District. The proposed addition includes a 165 square foot upper floor addition, a 35 square foot entry addition, and an 82 square foot addition and remodel to an existing ground floor bedroom/bathroom. The proposed residence will total 3,388 square feet. The maximum floor-to-lot area ratio is 84% which is based on a net total of 3,190 square feet, and includes a 50% reduction (197 square feet) of the existing basement square footage. The proposal will address the violations listed in ZIR2010-00407.)

**(Review After Final for a revised proposal to increase the size of the additions from 168 square feet to a total of 282 square feet and review of proposed design alterations at the entry and window alterations.)**

**REVIEW AFTER FINAL****C. 233 LAS ONDAS****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-152-005  
Application Number: MST2009-00313  
Owner: Bengt and Janis Johansson  
Architect: Paul Zink

(Revised proposal for remodeling and a new 552 square foot second-story, a 173 square foot addition to the first floor, front entry and second story master bathroom are revised, and demolition of 15 square feet of the house. The existing 388 square foot two-car garage is now proposed to remain. The existing 1,870 square foot one-story single-family residence is located on a 8,021 square foot lot in the Coastal Zone. Staff Hearing Officer approval is requested to increase the size of an existing window and add a window to the portion of the house in the front setback. The proposed total of 2,968 square feet is 93% of the maximum floor-to-lot area ratio.)

**(Review After Final for window alterations on the rear elevation, the removal of an existing bay window; revised rear deck railing; remove stone veneer at the front elevation, and alterations at the front entrance.)**

**NEW ITEM****D. 835 W VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 043-211-001  
Application Number: MST2007-00282  
Owner: Manuel Castro  
Applicant: Ubaldo Diaz  
Architect: Gil Garcia

(Proposal for a 2,309 square foot two-story single-family residence including attached 478 square foot two-car garage on a 5,250 square foot lot. The existing one-story 728 square foot residence and attached 271 square foot garage would be demolished. The proposal has a FAR of 0.44.)

**(Request for a new Project Design and Final approval for a project which expired on February 19, 2010.)**

**NEW ITEM****E. 1580 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 029-060-031  
Application Number: MST2011-00196  
Owner: Robert and Lynn Burtness Living Trust  
Architect: Donald Sharpe

(Proposal to construct a new detached 750 square foot garage/workshop structure located on a 24,960 square foot lot in the Hillside Design District of the proposed 750 square foot structure 350 square feet is allocated as additional garage area and the remaining 400 square feet will comprise the accessory workshop area. The existing 3,820 square foot two-story, single-family residence, and 400 square foot detached two-car garage will remain unaltered. The proposal results in the cumulative maximum allowed total of 750 square feet of garage square footage allowed for a parcel in the E-1 zone and on a lot greater than 20,000 square feet. The proposed total onsite development of 4,970 square feet is 105% of the guideline floor-to-lot-area ratio.)

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

**NEW ITEM****F. 1541 SHORELINE DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-001  
Application Number: MST2011-00207  
Owner: Baugus 2006 Family Trust  
Designer: Carlos Grano

(Proposal for window and door alterations and interior remodeling. No square footage changes are proposed for the existing 2,175 square foot two-story single-family residence on the 6,928 square foot lot located in the Coastal Zone.)

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

**NEW ITEM****G. 115 E LOS OLIVOS ST E-1 Zone**

Assessor's Parcel Number: 025-201-013  
Application Number: MST2011-00212  
Owner: Ciancola, Deedee and Paul Calderwood  
Applicant: Action Roofing

(Proposed new s-tile, clay-lite viejo blend roof with two-piece eave boosters for an existing one-story single-family residence.)

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