



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, June 6, 2011**

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

**11:00 A.M.**

**BOARD MEMBERS:**

GLEN DEISLER, CHAIR  
DENISE WOOLERY, VICE-CHAIR  
BERNI BERNSTEIN  
ERIN CARROLL (Consent Calendar Representative)  
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 Wednesday, June 1, 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. 1109 LUNETTA PZ**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-222-035  
Application Number: MST2008-00452  
Owner: Hughes Land Holding Trust  
Architect: Henry Lenny

(Proposal for additions and remodeling for an existing 3,762 square foot two-story single-family residence, including a 384 square foot attached two-car garage, located on a 13,824 square foot lot in the Hillside Design District. The project would demolish 515 square feet and add 411 square feet to the first and second floors and construct a 260 square foot covered porch at the lower level and a 239 square foot covered porch at the second-floor level. The project will abate violations in ENF2007-01283. The proposed total of 3,595 square feet is 85% of the maximum FAR. The parcel is located in the appealable jurisdiction of the Coastal Zone. The project received Planning Commission approval for a Coastal Development Permit on April 16, 2009 (Resolution No. 014-09).)

**(Review After Final continued for a proposed change of architectural style and related exterior door and window alterations. The footprint and square footage remains the same as originally approved. Project requires a Substantial Conformance Determination.)**

### **REVIEW AFTER FINAL**

#### **B. 1857 E LAS TUNAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-083-009  
Application Number: MST2007-00411  
Owner: Peter Consos Javidi  
Architect: W. David Winitzky

(Revised proposal to reduce the overall square footage of the proposed additions by 261 square feet. Proposal to convert 113 square feet of existing crawl space to garage space, to construct 509 square feet of additions, to remodel the interior space and to replace new window and doors to an existing 2,591 square foot two-story single-family residence, which includes an attached 373 square foot two-car garage and a detached 224 square foot one-car garage. The proposal will result in a 3,395 square foot single-family residence, which includes 710 square feet of garage area (486 square foot attached two-car garage and a 224 square foot detached one-car garage). The proposed total of 3,395 square feet on 30,471 square foot lot, located in the Hillside Design District, is 71% of the guideline floor-to-lot area ratio.)

**(Review After Final for alterations to the proposed square footage of additions resulting in a 261 square foot decrease from the original approved project.)**

**PROJECT DESIGN AND FINAL REVIEW****C. 849 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-029  
Application Number: MST2011-00113  
Architect: Pacific Arc Inc. Architects  
Owner: JTM Private Land Trust  
Landscape Architect: Chris Gilliland

(Proposal for exterior alterations and a 622 square foot interior remodel of an existing two-story, 3,262 square foot single-family residence on a 23,700 square foot lot in the Hillside Design District. The proposed exterior alterations include remodeling the existing second-story balcony to remove structural columns and replace the existing curved arches with a squared opening, relocating an existing window from the south elevation to the west elevation, and replacing two existing doors. Staff Hearing Officer approval is requested for the proposed over height fence to exceed the 3.5 foot maximum height requirement along the front and interior property lines.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 021-11. Project Design and Final Approval is requested.)**

**NEW ITEM****D. 1826 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-011  
Application Number: MST2011-00187  
Owner: Marilyn Makepeace, 2002 Revocable Trust  
Architect: Thompson Naylor Architects

(Proposal for an interior remodel and minor exterior alterations to an existing one-story 3,333 square foot single-family residence, including a two-car garage, located on a 20,037 square foot lot in the Hillside Design District. Exterior alterations include a new French door on the north elevation, new windows on the east and south elevations, and three new skylights. Staff Hearing Officer approval is requested for a zoning modification to allow alterations within the required interior setback.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

**NEW ITEM****E. 30 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-130-028  
Application Number: MST2011-00215  
Owner: David Darren Long  
Architect: Archart, Inc.

(Proposal to construct a new three-level 3,656 square foot residence, including a 493 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. Staff Hearing Officer approval is requested for a zoning modification to encroach into the required front yard setback. The proposed total of 3,656 square feet on a 23,091 square foot lot is 78% of the guideline floor-to-lot-area ratio.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)**

**NEW ITEM****F. 3054 PASEO DEL DESCANSO****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-092-008  
Application Number: MST2011-00218  
Owner: Michael J. Weidmann  
Applicant: Mark Morando

(Proposal to address the violations of ENF2011-00176 by eliminating the "as-built" illegal dwelling unit and converting the original 412 square foot two-car garage into accessory space. The proposal includes two uncovered parking spaces, per the parking exception for a property developed with a floor-to-lot area ratio of less than an 80%. No alterations are proposed for the existing 1,911 square foot one-story single-family residence. The total onsite development of 2,410 square feet on a 14,367 square foot lot is 57% of the floor-to-lot area ratio.)

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

**NEW ITEM****G. 2521 CALLE GALICIA****E-1 Zone**

Assessor's Parcel Number: 041-422-003  
Application Number: MST2011-00224  
Owner: Roberta Sengelmann-Keshen  
Designer: Eric Swenumson

(Proposal for a new 348 square foot second story deck with an exterior spiral stair case at the rear of an existing 3,313 square foot two-story single-family residence, including a 421 square foot attached two-car garage. A new spa is proposed on the second-floor deck.)

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