



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 1, 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 Thursday, January 28, 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. 1002 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-062-001
 Application Number: MST2009-00293
 Owner: Michele D. Humboldt, Living Trust
 Architect: Don Swann

(Proposal to rebuild a house, garage and detached accessory building that were destroyed in the Tea Fire. The proposal consists of a 3,036 square foot two-story single-family residence with an attached 749 square foot three-car garage and the reconstruction of a 441 square foot detached accessory building. The proposed total of 4,340 square feet on the 1.07 acre lot in the Hillside Design District is 86% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW

B. 762 WESTMONT RD

R-1 Zone

Assessor's Parcel Number: 013-103-001
 Application Number: MST2009-00468
 Owner: Arnold Christensen
 Architect: Vadim Hsu

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor to lot area ratio.)

(Final approval of architecture is requested.)

NEW ITEM**C. 1114 N MILPAS ST E-1/R-3 Zone**

Assessor's Parcel Number: 029-202-025
Application Number: MST2010-00009
Owner: Ethan A. Stewart
Designer: Anna Jensen

(Proposal to demolish an existing illegal kitchen and replace a deteriorated 64 square foot laundry room with a new 98 square foot laundry room and demolish an as-built 160 square foot one-car carport. Approval of this project will abate enforcement case ENF2009-00381. The proposed total of 1,794 square feet on the 10,097 square foot lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

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

CONTINUED ITEM**D. 32 ROSEMARY LN E-1 Zone**

Assessor's Parcel Number: 015-091-017
Application Number: MST2009-00576
Owner: Paul Krieger

(Proposal for a 246 square foot patio cover that would connect the rear of the residence to the existing non-conforming detached accessory building that is located in the interior setback. Staff Hearing Officer approval is requested for a Modification for the proposed roof connection to encroach into the setback. The existing 1,456 square foot single-story residence with attached 470 square foot two-car garage and 142 square foot detached accessory building are located on a 13,375 square foot lot in the Hillside Design District.)

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

FINAL REVIEW**E. 2201 STANWOOD DR A-1 Zone**

Assessor's Parcel Number: 019-034-003
Application Number: MST2008-00413
Owner: Vaidotas and Judith Vaitys
Designer: Tony Xiques

(Proposal to permit as-built work consisting of a 238 square foot porch enclosure, converting 494 square feet of detached accessory space back to garage space, interior remodel, and a footbridge across a tributary of Sycamore Creek. Also proposed is a new 39 square foot addition to the garage, removal of storage sheds from the setback, and trimming front hedge to 3.5 feet for traffic safety. The existing one-story 1,725 square foot single-family residence is located on a 1.2 acre lot in the Hillside Design District. The proposal will abate violations in ENF2007-01003. Staff Hearing Officer approval of a Modification is requested to allow alterations to the house within the front setback. The proposed total of 2,457 square feet is 48% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 074-09.)