



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

NOTE TUESDAY MEETING DATE

Tuesday, February 16, 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.

POSTING: On February 11, 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. 931 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-013
Application Number: MST2009-00279
Owner: Mr. and Mrs. Nelson
Architect: Greg Christman

(Revised proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,310 square foot, three-story single-family residence including an attached 649 square foot garage within the existing building footprint. Also proposed are of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,310 square feet on the one acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

CONTINUED ITEM

B. 1624 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-180-083
Application Number: MST2010-00027
Owner: Bruce Lee Schmidt

(Proposal to abate violations in ZIR2009-00336 including permitting an as-built spa, remove trash enclosure from the setback, and request a garage waiver for cabinets inside garage. The existing 2,548 square foot two-story single-family residence and attached 452 square foot two-car garage is located on a 7,392 square foot lot in the Hillside Design District.)

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

REVIEW AFTER FINAL**C. 365 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-005
Application Number: MST2008-00567
Owner: Winand and Erika Jeschke
Designer: Joe Woodruff
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

(Review After Final of landscaping to propose dwarf citrus trees at terraced retaining walls.)

NEW ITEM**D. 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.)

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

CONTINUED ITEM**E. 33 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-011
Application Number: MST2010-00001
Owner: Brian J. Tharp

(Revised project, second-story addition above an existing garage is no longer proposed. The project consists of a new 137 square foot covered deck along the front of the house and abatement of ENF2008-00949 by permitting an as-built jacuzzi and associated retaining walls.)