



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 27, 2009

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Alternate)
BERNIE BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)
GARY MOSEL
DENISE WOOLERY (Consent Alternate)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

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.

APPEALS: 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, Planning Technician I, 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 Thursday, April 23, 2009 at 4:00 p.m., 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.

NEW ITEM

A. 646 LAS ALTURAS RD A-1 Zone

Assessor's Parcel Number: 019-282-006
 Application Number: MST2009-00175
 Owner: Henry Jefferson
 Architect: CTA Architects

(Proposal to rebuild a 1,587 square foot single-family residence and 500 square foot attached garage destroyed in the Tea Fire. The proposal is to rebuild a similar structure of the same size in the same footprint as the prior house using the previous foundation and site walls. The proposed total of 2,087 square feet on the 24,951 square foot lot in the Hillside Design District is 44% of the maximum guideline floor to lot area ratio [FAR].)

(Public Hearing. Second review. Action may be taken if sufficient information is provided.)

NEW ITEM

B. 2111 STANWOOD DR A-1 Zone

Assessor's Parcel Number: 019-041-026
 Application Number: MST2009-00173
 Owner: MacMillan Family Trust
 Architect: Steve Dowty
 Engineer: Morgan Jones
 Contractor: Thomas Bortolazzo Construction

(Proposal to rebuild a 2,706 square foot two-story single family residence and attached 482 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline FAR.)

(Concept review; comments only.)

FINAL REVIEW**C. 710 CIRCLE DR****R-1 Zone**

Assessor's Parcel Number: 013-102-004
Application Number: MST2009-00036
Owner: Arthur Wayne and Martha P. Nelson
Architect: Murray Duncan

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 1,903 square foot one-story single-family residence, an attached 494 square foot two-car garage, an attached 76 square foot entry gate house, and site walls. Grading would consist of 235 cubic yards of grading to be balanced on site. The proposed total of 2,473 square feet on the 7,343 square foot lot is 81% of the maximum FAR.)

(Final approval of landscape plan is requested.)

FINAL REVIEW**D. 428 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-011
Application Number: MST2009-00110
Owner: Duncan A. and Maria Theresa Thomas
Architect: Dale Pekarek

(Proposal to replace a one-story house and garage destroyed in the Tea Fire. Proposed is a new 1,348 square foot two-story residence with attached 232 square foot one-car garage located in the same footprint encroaching into setbacks. Staff Hearing officer approval is requested for alterations in the setbacks. The proposed total of 1,580 square feet on the 6,848 square foot lot in the Hillside Design District is 54% of the maximum FAR.)

(Final approval of architecture and landscaping is requested. Project requires compliance with Staff Hearing Officer Resolution No. 027-09.)

FINAL REVIEW**E. 950 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-005
Application Number: MST2009-00168
Owner: Olitzky Family Trust

(Proposal to rebuild a 2,287 square foot one-story house and 420 square foot attached two-car garage destroyed in the Tea Fire. The new house would be located in the same building footprint and be similar in square footage. The proposed total of 2,687 square feet on the 1.1 acre lot in the Hillside Design District is 54% of the maximum guideline FAR.)

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

FINAL REVIEW**F. 3050 SEA CLIFF****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal, Andrulitaitis

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**G. 1651 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 019-290-001
Application Number: MST2007-00121
Owner: Assad Mora
Architect: Peter Hunt

(Proposal to permit "as-built" construction consisting of 713 square feet of one- and two-story additions and a 184 square foot accessory building and a swimming pool. Proposed new construction consists of 3,804 square feet of additions including a one-car garage, and 50 cubic yards of cut and fill grading. The existing permitted 3,725 square foot two-story single-family residence is located on a 24.7 acre lot in the Hillside Design District. The proposed total of 8,610 square feet is 36% of the maximum guideline FAR. Enforcement case ENF2006-00683 is currently under the purview of the City Attorney's office.)

CONTINUED ITEM**H. 845 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004
Application Number: MST2009-00162
Owner: Margaret Carswell Family Trust

(As-Built deck and screening for water storage tanks.)

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

FINAL REVIEW**I. 1057 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-241-013
Application Number: MST2007-00462
Owner: Ann S. De Bruyn Kops
Architect: Jeff Shelton

(Proposal for additions and remodeling for an existing one-story, 2,024 square foot single-family residence, including a 531 square foot attached two-car garage. Proposed additions consist of a new 636 square foot second story, 620 square feet at the first floor, and demolition of 189 square feet on the first floor. The project includes 331 square feet of second-story decks, replacement of all roofing, complete exterior remodel, demolition of 1,070 square feet of patio, 681 square feet of new first-floor patio, repaving the driveway, and 50 cubic yards of fill grading. Zoning modifications were approved for additions and alterations in the front setback, and for part of the required open yard to be provided in the front yard. The proposed total of 3,091 square feet is 74% of the maximum allowable FAR.)

REVIEW AFTER FINAL**J. 2290 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-072-014
Application Number: MST2008-00262
Owner: Donald Oas
Agent: Sophie Calvin
Landscape Architect: Paul Wolthausen

(Proposal for a 134 square foot first floor addition, a 580 square foot second story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

(Review After Final to add gable roof to covered porch, new fireplace under covered porch, change single door to double French doors at east elevation, replace French doors with window near front door, remove window on west elevation.)

NEW ITEM**K. 1412 CLEARVIEW RD****R-1 Zone**

Assessor's Parcel Number: 041-102-015

Application Number: MST2009-00010

Owner: John and Carol V. Dell

Contractor: Gillatt Contracting Services

(Proposal to permit the "as-built" replacement of six white vinyl, dual glazed windows and maintenance improvements to an existing exterior staircase. Also proposed is the removal of an illegal parking space in the front yard. This project is to abate exterior zoning violations in ENF2008-00310.)

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