



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 22, 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 to 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 June 18, 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.

FINAL REVIEW

A. 2111 STANWOOD DR

A-1 Zone

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

(Proposal to rebuild a 2,878 square foot two-story single-family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of an 857 square foot first-floor deck and a 152 square foot second-floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. 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.)

(Final approval of architecture is requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-09.)

FINAL REVIEW

B. 114 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-042-008
Application Number: MST2009-00109
Owner: Jeff Chemnick Living Trust
Applicant: Steve Hausz

(Proposal to replace a one-story single-family residence and garage destroyed in the Tea Fire. Proposed is a new 2,612 square-foot two-story single-family residence and detached 750 square-foot three-car garage with 100 square feet of accessory space. The new project will be approximately 600 square feet larger and shifted slightly toward the north. The proposed total of 3,462 square feet on the 1.92 acre lot in the Hillside Design District is 63% of the maximum guideline FAR.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**C. 357 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-029
Application Number: MST2009-00174
Owner: Groff Gerald and Marian Trustees
Contractor: EVR Gard Construction
Architect: V.G. Engineering

(Proposal To reconstruct a one-story 1,168 square foot single-family residence destroyed by the Tea Fire. The proposal includes a 264 square foot residential addition, an attached 189 square foot accessory space, and a 400 square foot two-car garage on the 9,065 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for modifications for encroachments into the front and interior setbacks. The proposed total of 2,021 square feet is 58% of the maximum FAR.)

(Final approval of architecture and landscaping is requested.)

NEW ITEM**D. 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

(Proposal to reconstruct a single-family residence destroyed in the Tea Fire. The proposal includes constructing a new 3,894 square foot, three-story single-family residence with an attached two-car garage within the existing building footprint. Also proposed is 1,830 square feet of exterior decks, a swimming pool, and miscellaneous walkways, site, and retaining walls. The proposed total of 3,894 square feet is 77.9% of the maximum FAR.)

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

NEW ITEM**E. 311 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum FAR.)

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

FINAL REVIEW**F. 2921 PASEO DEL REFUGIO****E-3 Zone**

Assessor's Parcel Number: 053-204-003
 Application Number: MST2008-00100
 Owner/Architect: Joseph Andrulaitis

(Proposal for a two-story addition to an existing 1,095 square foot one-story single-family residence on a 9,000 square foot lot. The proposal includes remodeling 341 square feet of the existing residence and the addition consists of 702 square feet on the ground floor and 506 square feet on the second floor. Parking will be provided in the existing 236 square foot one-car garage and one uncovered space in a tandem parking configuration. The proposed total of 2,539 square feet is 74% of the maximum FAR.)

(New Preliminary and Final Approvals are requested.)

REVIEW AFTER FINAL**G. 1105 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-151-013
 Application Number: MST2003-00329
 Owner: Raymond and Sandra Castellino
 Applicant: W. David Winitzky

(Proposal for a 39 square foot addition to an existing 3,575 square foot residence with an attached 364 square foot garage in the Hillside Design District. Also proposed are new wood windows and doors in the existing openings. A new 461 square foot upper deck and 1,462 square foot lower deck with stairs and railings is proposed. A window on the north elevation will be removed. A new window is proposed on the south elevation, as well as a new door in place of an existing window.)

(Review After Final for as built relocated windows, modified stairs.)

REVIEW AFTER FINAL**H. 2222 SANTA BARBARA ST****E-1 Zone**

Assessor's Parcel Number: 025-202-011
 Application Number: MST2008-00463
 Owner: Lorenzo and Angelina Martel Trustees
 Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

(Review After Final to raise the second-story plate height and roof approximately 2 feet.)

CONTINUED ITEM**I. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz

(Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum FAR.)

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

CONTINUED ITEM**J. 1537 KNOLL CIRCLE DR****E-1 Zone**

Assessor's Parcel Number: 015-141-013
Application Number: MST2009-00198
Architect: Bill Dang
Owner: Ted and Jean Mitchell

(Proposal for 698 square feet of one-story additions and remodeling for an existing 1,468 one-story single-family residence and remodeling the existing 544 square foot detached two-car garage. Staff Hearing Officer approval of a modification is requested for alterations to the garage within the setback. A total of 2,677 square feet is proposed on the 9,798 square foot lot in the Hillside Design District.)

(Action may be taken on the house remodel. The garage alteration requiring Staff Hearing Officer approval will be done under a separate permit.)

NEW ITEM**K. 1217 1/2 GILLESPIE ST****R-2 Zone**

Assessor's Parcel Number: 035-011-009
Application Number: MST2009-00284
Owner: Loyrs Allbrett

(Proposal to change the existing second-story vinyl horizontal siding to a vertical wood cedar shingle of a 1,017 square foot single-family residence.)

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