



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 29, 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 toughman@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 NOTICE: On March 25, 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. 860 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-019
Application Number: MST2009-00425
Owner: Mark H. Musicant
Architect: Dennis Thompson

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project consists of a 2,364 square foot one-story single-family residence and 448 square foot attached two-car garage. The proposed total of 2,844 square feet on the 2.6 acre lot in the Hillside Design District is 48% of the maximum guideline floor to lot area ratio.)

(Final approval of landscaping is requested.)

NEW ITEM

B. 356 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-081-010
Application Number: MST2010-00077
Owner: Robin L. Lewis

(Proposal to rebuild a 3,024 square foot house and 546 square foot garage destroyed in the Tea Fire. The proposal includes a 3,111 square foot, two-story single-family residence with an attached 546 square foot garage, a 582 square foot roof deck, two 78 square foot balconies, a pool, terraces, and fence. The existing foundation and site walls will remain and no grading is proposed. The proposed total of 3,657 square feet on the one acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

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

FINAL REVIEW**C. 197 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-023
Application Number: MST2006-00704
Architect: Christine Pierron
Owner: Joseph and Ann Wagner

(Proposal to no longer proceed with the previously approved project and architectural style. The current proposal will completely remodel the exterior, add a 424 square foot sunroom at the rear with a deck above, alter the exterior stairs and deck at the side of the house, and new planters, steps, and stone curb in the front. The existing landscaping, site walls, and grading will remain unaltered. The existing 2,371 square foot two-story single-family residence and detached 453 square foot garage are located on a 10,850 square foot lot in the Hillside Design District. The proposed total of 3,248 square feet on the 10,850 square foot lot in the Hillside Design District is 84% of the maximum floor to lot area ratio.)

(Final review of review after final.)

FINAL REVIEW**D. 557 ARROYO AVE****E-1 Zone**

Assessor's Parcel Number: 035-253-025
Application Number: MST2009-00549
Owner: Michael and Diane Greenwood
Designer: Don Gragg

(Proposal to construct a 233 square foot first-story addition, a new 534 square foot second-story, a balcony above garage, and replacement of all windows and doors. The existing 1,433 net square foot single-family residence and attached 486 net square foot garage is located on a 10,890 square foot lot in the Hillside Design District. The proposed total of 2,686 square feet is 70% of the maximum floor to lot area ratio.)