



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 26, 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 Calendar Representative)

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.

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 Wednesday, April 21, 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.

FINAL REVIEW

A. 515 CONEJO RD A-1 Zone

Assessor's Parcel Number: 019-062-009
Application Number: MST2009-00381
Owner: Elizabeth Faoro
Architect: Archart Inc.

(Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.)

(Review of landscaping.)

NEW ITEM

B. 885 MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-050-034
Application Number: MST2009-00467
Owner: Forbes Perkins
Designer: Adam Wheeler

(Proposal to rebuild a house and garage destroyed in the Tea Fire to approximately the same size as before. The project includes a 2,508 square foot two-story single-family residence, a detached 560 square foot garage and accessory building, and retaining walls to be located in their previous locations. The proposed total of 3,068 square feet on the 3.4 acre parcel in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a zoning modification is requested for a new fire access stairway to be located within the front setback at Gibraltar Road.)

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

REVIEW AFTER FINAL**C. 950 COYOTE RD****A-1 Zone**

Assessor's Parcel Number: 021-062-005
Application Number: MST2009-00168
Owner: Olitzky Family 2001 Trust

(Review After Final revision to approved project to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road. Description for previously approved project: Proposal to rebuild a 2,525 gross 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 2,525 square feet on the 1.1 acre lot in the Hillside Design District is 50% of the maximum guideline floor to lot area ratio.)

(Second review of Review After Final to re-route upper part of driveway approximately 30 feet to the east to improve access. The proposal includes 883 cubic yards of fill grading to be provided from excavation at 940 Coyote Road.)

NEW ITEM**D. 850 CENTINELA LN****A-1 Zone**

Assessor's Parcel Number: 047-102-021
Application Number: MST2010-00110
Owner: James Knell and Theresa Carmody
Architect: Doug Keep

(Proposal to enclose an existing second-floor terrace resulting in 215 square feet of new net floor area for an existing 4,096 square foot two-story single-family residence with attached 500 square foot two-car garage and 1,321 square foot accessory building. The proposed total of 6,132 square feet on the one-acre lot in the Hillside Design District is 123% of the maximum guideline floor to lot area ratio.)

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

NEW ITEM**E. 1530 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-040
Application Number: MST2010-00112
Owner: Jay Rasulo
Architect: Scott Branch

(Proposal to add a 180 square foot roof over part of the existing patio at the second floor. The existing three-story 5,142 square foot residence with attached 639 square foot two-car garage is located on a 15,332 square foot lot in the Hillside Design District and is 133% of the maximum guideline floor to lot area ratio.)

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

REVIEW AFTER FINAL**F. 1562 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-078
Application Number: MST2009-00376
Architect: Zehren and Associates
Owner: Vikram Verma

(This is a revised Project Description: Proposal for architectural alterations and site improvements for an existing 2,576 square foot three-story single-family residence and 423 square foot two-car garage. The proposal includes replacing all doors and windows, expanding main level deck by 455 square feet, alterations to decks, privacy walls, gates, Jacuzzi, fireplaces, flue caps, balcony, railings, outdoor stair, replacing asphalt paving with permeable paving, and interior remodeling. Staff Hearing Officer approval of a Modification is requested for as-built and proposed work that encroaches into the interior setback. The total of 2,999 square feet 19,432 square foot lot in the Hillside Design District is 68% of the maximum guideline floor to lot area ratio.)

(Review After Final for redesigned main-level deck, terrace, and spa.)