



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, June 21, 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 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday. 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 June 17, 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. 305 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-022
Application Number: MST2010-00086
Owner: Elizabeth Sillers
Applicant: Taylor Tatman
Contractor: Ben Tatman
Architect: Richard Redmond

(Proposal to rebuild a 900 square foot one-story house destroyed in the Tea Fire. Proposed is a 2,261 square foot two-story single-family residence and attached 476 square foot two-car garage. The existing 407 square foot detached garage will be demolished. The proposed total of 2,737 square feet on the 11,889 square foot lot in Hillside Design District is 69% of the maximum floor to lot area ratio.)

(Final approval of architecture is requested.)

NEW ITEM

B. 945 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-009
Application Number: MST2010-00178
Owner: Levitt Second Family Trust

(Proposal to regrade the existing building pad where the prior house was destroyed in the Tea Fire. Total grading on the 2.2 acre lot in the Hillside Design District will be less than 250 cubic yards.)

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

REVIEW AFTER FINAL**C. 900 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-142-005
 Application Number: MST2009-00243
 Owner: Richard Garcia Jr.
 Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

(Review After Final for alterations to first and second stories resulting in an overall reduction of square footage. The house is located in the front setback and the changes require a substantial conformance determination for Staff Hearing Officer Resolution No. 053-09.)

CONTINUED ITEM**D. 289 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-083-006
 Application Number: MST2009-00515
 Owner: JJC, L P
 Architect: Jeff Shelton

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 2,458 square foot one-story single-family residence with attached 509 square foot two-car garage, a detached pool cabana, and detached workshop. The proposed total of 3,467 square feet on the 1.77 net acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

(In-progress review to reduce the scope of the project. Square footage is reduced to a total of 3,061, the garage is relocated, and the pool house is eliminated.)

FINAL REVIEW**E. 3308 CALLE FRESNO****E-1/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-071-007
 Application Number: MST2010-00101
 Owner: Closson Living Trust
 Architect: Dwight Gregory, AIA

(Proposal for a 131 square foot roof deck to be located on a 504 square foot one-story addition. The project includes demolition of 330 square feet at the area of the addition. The existing 2,334 square foot one-story single-family residence, attached 337 square foot two-car garage, and 218 square foot detached accessory building are located on a 19,948 square foot lot.)

NEW ITEM**F. 1011 ARBOLADO RD E-1 Zone**

Assessor's Parcel Number: 019-241-023
Application Number: MST2010-00190
Owner: Andrew and Laurie Wilson
Agent: Martin Roofing

(Proposal to reroof an existing single-family residence in the Hillside Design District by replacing the wood shake roof with S-tiles.)

REVIEW AFTER FINAL**G. 1466 LA CIMA RD R-1 Zone**

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H. and Kathy S. Cook
Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor to lot area ratio.)

(Review After Final to change enclosed detached accessory structure to an open lanai, move it westerly approximately three feet, enlarge the structure by nine square feet and enlarge the deck on top by 33 square feet. Revisions include relocating the stair and eliminating the planter to the east side of the property, addition of a trellis at the east side of the structure, and revisions to landscaping.)