



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 22, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: PAUL ZINK, CHAIR
 GLEN DEISLER, VICE-CHAIR (Consent Calendar Representative)
 BERNI BERNSTEIN
 ERIN CARROLL (Consent Calendar Alternate)
 BRIAN MILLER
 DENISE WOOLERY (Consent Calendar Representative)
 JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
 MICHELLE BEDARD, Planning Technician
 KATHLEEN GOO, 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 Michelle Bedard at (805) 564-5470 extension 4551, or by email at mbedard@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 Thursday, November 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.

CONTINUED ITEM

A. 1308 SAN RAFAEL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-041-012
Application Number: MST2010-00286
Owner: Jennifer Purdy
Architect: Ron Sorgman

(Proposal for a 229 square foot second-story addition to an existing 2,330 square foot two-story single-family residence with an attached 460 square foot two-car garage. The project includes a new 410 square foot deck. The proposed total of 3,019 square feet on the 8,700 square foot lot is 90% of the maximum floor to lot area ratio. The parcel is located in the non-appealable jurisdiction of the Coastal Zone and requires Coastal Review.)

(In-progress review for revisions to the proposed deck. Preliminary Approval was granted on 10/25/10.)

REVIEW AFTER FINAL

B. 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 floor to lot area ratio guideline.)

(Review After Final for a new five-foot tall, 315 linear foot, black chain-link fence to comply with the Building Code Requirements for pool fencing. Landscaping is proposed on the fence along the street frontage.)

REFERRED BY FULL BOARD**C. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-035
Application Number: MST2009-00506
Owner: Arthur and Ninfa Chard
Designer: Steve Wilson

(Proposal for a revised, smaller project consisting of a new 3,098 square foot one-story single-family residence with an attached 408 square foot two-car garage, a detached 330 square foot accessory building, site walls, fences, and landscaping. The existing two-story 1,292 square foot house and 209 square foot garage will be demolished. The proposed total of 3,836 square feet on the 15,000 square foot lot is 88% of the maximum floor to lot area ratio guideline.)

(Preliminary Approval granted 2/1/10. Final Approval is requested.)

NEW ITEM**D. 1531 W VALERIO STREET****A-2/R-1 Zone**

Assessor's Parcel Number: 041-071-041
Application Number: MST2010-00359
Owner: Jeffrey Menelli
Architect: Tom Ochsner

(Request for a new approval for a previously approved and subsequently expired project under MST2003-00338. The proposal involves a new 3,367 square foot, two-story, single-family residence, including a 1,229 square foot basement, an attached 1,022 square foot garage/workshop and a detached 451 square foot two-car garage. The proposed 3,818 square foot project on a 1.7 acre lot in the Hillside Design District is 71% of the maximum floor to lot area ratio guideline. The project requires compliance with the Planning Commission Resolution No. 007-07.)

(Action may be taken if sufficient information is provided. The project requires compliance with the Planning Commission Resolution No. 007-07.)

NEW ITEM**E. 1234 BAJADA DR****A-1 Zone**

Assessor's Parcel Number: 035-021-028
Application Number: MST2010-00356
Owner: Dwight Morrison Properties, LLC
Architect: Tai Yeh

(Proposal to construct a 256 square foot one-story addition to an existing one-story 3,134 square foot single-family residence, including an attached 539 square foot two-car garage, on a 3.81 acre lot in the Hillside Design District. The proposed total of 3,390 square feet is 52% of the maximum floor to lot area ratio guideline.)

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

NEW ITEM**F. 31 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-094-005

Application Number: MST2010-00360

Owner: Noel A. Black Trust

Architect: Harrison Design Associates

(Proposal for a 35 square foot, one-story addition to enclose an existing covered porch area, and a 150 square foot, second-floor deck addition on an existing, two-story, 3,590 square foot single-family residence on a 7,405 square foot parcel located in the Hillside Design District. The proposed total of 3,625 square feet is 133% of the maximum floor to lot area ratio. A one time addition of less than 100 net square feet is allowed, without a FAR modification, per SBMC 28.87.030, for non-conforming buildings.)

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