



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, December 6, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR (Consent Calendar Alternate)
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 Wednesday, December 1, 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. 935 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-014
Application Number: MST2010-00351
Owner: Mark Kofler
Architect: Doug Reeves
Contractor: Donn Roberts Construction, Inc.

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The proposal consists of rebuilding the 3,820 square foot two-story single family residence with an attached 528 square foot garage and approximately 1,000 square feet of decks. The new home will be a Spanish style home with a tile-roof and wrought iron deck railing. The proposed total of 4,348 square feet on the 1.1 acre lot in the Hillside Design District is 88% of the maximum guideline floor to lot area ratio.)

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

NEW ITEM

B. 404 SAMARKAND DR

E-3/SD-2 Zone

Assessor's Parcel Number: 051-112-013
Application Number: MST2010-00375
Owner: Joseph and Noreen Chenoweth
Contractor: Spieler Construction, Inc.

(Proposal for a 261 square foot extension of an existing deck and new deck stairs and landings at the rear of an existing 2,179 square foot single-family residence.)

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

FINAL REVIEW**C. 921 ARBOLADO RD****A-1 Zone**

Assessor's Parcel Number: 019-251-003
Application Number: MST2010-00053
Owner: Fristoe Family Trust
Architect: Don Nulty, AIA

(This is a revised project description: Proposal to construct a new 3,760 square foot, two-story single-family residence with attached 566 square foot two-car garage. Also proposed is a new swimming pool, a 392 square foot cabana, approximately 1,400 square feet of attached terraces, three detached garden terraces, related hardscaping and site walls, and approximately 300 cubic yards of cut and fill grading. The existing 2,730 square foot two-story single-family residence and attached 382 square foot two-car garage will be demolished. The proposed total of 4,718 square feet on the 36,765 square foot lot in the Hillside Design District is 97% of the maximum guideline floor to lot area ratio which includes a 50% deduction of basement square footage.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**D. 2510 MESA SCHOOL LN****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-292-035
Application Number: MST2009-00506
Designer: Steve Willson
Owner: David Burkholder

(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.)