



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 14, 2011 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

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

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, February 09, 2011, 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. 331 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Penner, Craig
Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

NEW ITEM

B. 352 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-081-011
Application Number: MST2011-00047
Owner: Mike & Jan Freeman
Architect: Carl Schneider

(Proposal to reconstruct a new 3,747 square foot two-story residence with a 498 square foot detached two-car garage on a 66,634 square foot lot located in the Hillside Design District. Approximately 100 cubic yards of grading is proposed as part of this project. The previous single-family residence and garage were destroyed by the Tea Fire.)

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

NEW ITEM**C. 731 LITCHFIELD LN E-1 Zone**

Assessor's Parcel Number: 041-181-008
Application Number: MST2011-00051
Owner: Mark Tilley
Owner: Christopher Halliday

(Proposal to remodel the existing single-family residence including exterior alterations consisting of changing the exterior wall finish to stucco, changing roof material to standing seam metal, a new 321 square foot rear deck with a storage room below, and minor window and door changes.)

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

NEW ITEM**D. 621 CALLE DEL ORO E-1 Zone**

Assessor's Parcel Number: 035-291-020
Application Number: MST2011-00048
Owner: Albert Santorelli
Architect: Paul Poirier

(Proposal for an 808 square foot one-story addition to an existing 1,376 square foot one-story single-family residence with an attached 479 square foot two-car garage. The property is located in the Hillside Design District.)

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

REVIEW AFTER FINAL**E. 226 EUCALYPTUS HILL DR A-2 Zone**

Assessor's Parcel Number: 015-050-017
Application Number: MST2010-00055
Owner: Cynthia Dee Howard Trustee
Architect: Greg Griffin

(Proposal for the demolition of an existing single-family residence and construction of two new single-family residences on a 2.5 acre lot in the Hillside Design District. The proposed main unit is a 6,122 square foot two-story residence with an attached 740 square foot three-car garage and a pool. The proposed additional dwelling unit is a 1,148 square foot one-story residence with an attached 277 square foot one-car garage, and a detached 430 square foot two-car garage with 210 square feet of accessory space. The project includes 5,920 cubic yards of grading, a private driveway to serve both units and will also serve two future houses on the adjacent lot to the south, and improvements on the adjacent lot for access and drainage. The proposed total of 6,862 square feet for Unit 1 is 134% of the maximum guideline floor to lot area ratio. The proposed total of 2,065 square feet for Unit 2 is 41% the maximum guideline floor to lot area ratio. Approvals were granted at City Council for a Lot Line Adjustment and a Performance Standard Permit for an additional dwelling unit.)

(Review After Final for landscaping, review of gate, and details.)

FINAL REVIEW**F. 215 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-112-013
Application Number: MST2010-00377
Owner: Michael and Kristen Desmond
Architect: Douglas Keep

(Proposal for alterations and a 200 square foot addition to the existing 1,730 square foot single-story residence located on a 10,071 square foot lot. The alterations include a new turret element above the existing kitchen, replace the garage doors on the existing garage, replace a window with a door at the garage, removal of five palm trees in the back yard, and new paving material at a portion of the driveway. The parcel is currently developed with the existing 1,730 square foot one-story residence, a 500 square foot detached two-car garage, and a 475 square foot accessory space. Site improvements will include new fencing and a trellis at the driveway, with new hardscape and landscaping between the garage and residence. The proposed total of 2,905 square feet is 78% of the maximum floor to lot area ratio.)

(Final approval of architecture and landscaping is requested.)

FINAL REVIEW**G. 27 W CONSTANCE AVE****E-3 Zone**

Assessor's Parcel Number: 025-031-002
Application Number: MST2010-00369
Owner: David Stone
Architect: Duffy Smith

(Proposal for a new 277 square foot second-story, a 110 square foot addition to the first floor, permitting the 178 square foot as-built porch enclosure, removal of an as-built trellis and as-built detached storage shed, and interior remodel. The project will address the violations in ZIR2000-00169. The property is currently developed with a 1,140 square foot one-story single-family residence and a 336 square foot detached two-car garage. The proposed total of 2,041 square feet on the 6,763 square foot lot is 71% of the maximum floor to lot area ratio.)

NEW ITEM**H. 22 NICHOLAS LANE****E-1 Zone**

Assessor's Parcel Number: 015-033-002
Application Number: MST2011-00063
Owner: Brian and Robin Kopeikin
Landscape Architect: Kimberly True

(Proposal for a new 6 foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6 inches to 3 feet, new landscaping; new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16-18 foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Comments only; project requires Environmental Assessment.)