



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 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 Thursday, March 10, 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.

REVIEW AFTER FINAL

A. 935 COYOTE RD

A-1 Zone

Assessor's Parcel Number: 021-061-014
Application Number: MST2010-00351
Owner: Mark Kofler Trust
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.)

(Review After Final for proposed alterations including a revised entry way, enclosing the breezeway, and relocation of exterior stairways.)

REVIEW AFTER FINAL

B. 311 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum floor-to-lot area ratio.)

(Review After Final for review of proposed site retaining walls.)

PROJECT DESIGN AND FINAL REVIEW**C. 2001 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-031
Application Number: MST2010-00394
Owner: Maria MacDuff
Architect: Matthew Hoffman

(Proposal to rebuild a residence destroyed in the Tea Fire. Proposal includes a 2,690 square foot, two-story single-family residence and an attached 746 square foot two-car garage and rebuilding a detached 1,680 square foot two-story accessory building, which was granted a modification in 1988. The proposal total of 5,116 square feet on a 1.81 acre lot is 94% of the maximum floor-to-lot area ratio guideline.)

(The project was continued from 1/3/2011. Project Design Approval is requested.)

FINAL REVIEW**D. 16 EALAND PL****A-1 Zone**

Assessor's Parcel Number: 019-061-027
Application Number: MST2010-00022
Owner: Daniel Bolger
Designer: Matthew Guerro Design

(Proposal to replace a 1,095 square foot one-story house destroyed in the Tea Fire. The proposal includes a 2,000 square foot two-story single-family residence and attached 495 square foot two-car garage with roof terrace, retaining walls, patios and stairs. The proposed total of 2,495 square feet on the 11,853 square foot lot in the Hillside Design District is 63% of the maximum floor-to-lot area ratio.)

(Preliminary Approval was granted 5/3/2010. The project was continued from 3/7/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**E. 1253 DOVER LN****E-1 Zone**

Assessor's Parcel Number: 019-220-024
Application Number: MST2010-00253
Owner: Mason Family Trust
Designer: Tim Mason

(Proposal for a 407 square foot first-floor addition and a 670 square foot second-floor addition to an existing one-story, 1,241 square foot single-family residence with an attached 498 square foot, two-car garage. The proposal will result in a 2,318 square foot single-family residence and an attached 498 square foot two-car garage. The proposed total of 2,816 square feet, on a 9,147 square foot lot in the Hillside Design District, is 81% of the maximum floor-to-lot area ratio.)

(The project was continued from 11/8/2010. Final Approval is requested.)

REFERRED BY FULL BOARD**F. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006
Application Number: MST2010-00315
Owner: Ron Sauer
Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a 19 square foot residential addition to provide a connection between the house and the accessory space, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence on a 18,295 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project received Planning Commission approval (Resolution No. 002-11) for a Coastal Development Permit on 2/17/2011. The proposed total of 3,368 square feet is 77% of the maximum floor-to-lot area ratio guideline.)

(The project was continued from 2/28/2011. Project Design Approval is requested.)

NEW ITEM**G. 937 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-009
Application Number: MST2011-00099
Owner: Arlene Montesano Trust
Architect: Harrison Design

(Proposal for a new 412 square foot one-story accessory building at the rear of an existing three-story, 8,541 square foot, single-family residence on a 3.08 acre lot. An existing 52 square foot pool equipment storage shed is to remain. The approval of this project will involve a revision to the active building permit (BLD2007-027500) to eliminate the previously approved 220 square foot accessory structure and the glass pavilion with an outdoor fire place, which have not been constructed. The elimination of the previous approved accessory structures is required in order to allow this proposal to proceed and not exceed the maximum cumulative 500 square foot limit for accessory structures. The proposed total of 9,005 square feet on a 3.08 acre lot is 144% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

FINAL REVIEW**H. 230 LIGHTHOUSE RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2006-00455
Owner: SB Lighthouse 8, LLC
Architect: Peikert Group Architects
Engineer: Penfield & Smith Engineers, Inc.

(Proposal for an eight-lot residential subdivision of an existing 1.6-acre site. The existing church and all existing site improvements will be demolished and all existing landscaping will be removed. The proposal involves a total of 5,180 cubic yards of grading. Two private driveways provide vehicular access to all of the lots. A common walkway and landscaping is provided down the center of the site to provide pedestrian access to each of the lots. Lot sizes range from approximately 8,212 - 10,065 net square feet. An uncovered guest parking space is proposed as part of the future proposed development of each lot, which will occur under separate applications. The project received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09).)

(Final Approval of landscaping for the common area is requested.)

REFERRED BY FULL BOARD**I. 230 LIGHTHOUSE RD - (Lot 1)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00304
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,716 square foot single-family residence on a 10,065 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot one of the proposed eight new lots. The proposed total of 2,716 square feet is 73% of the maximum floor-to-lot area ratio.)

(Project was continued from 1/31/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**J. 230 LIGHTHOUSE RD - (Lot 2)****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00305
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot two of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 2/14/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**K. 230 LIGHTHOUSE RD - (LOT 3) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00306
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,719 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot three of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 2/14/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**L. 230 LIGHTHOUSE RD - (LOT 4) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00307
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,869 square foot single-family residence on an 8,797 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot four of the proposed eight new lots. The proposed total of 2,869 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 2/14/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**M. 230 LIGHTHOUSE RD - (LOT 5) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00308
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,212 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot five of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**N. 230 LIGHTHOUSE RD - (LOT 6) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00309
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,286 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot six of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**O. 230 LIGHTHOUSE RD - (LOT 7) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00310
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,760 square foot single-family residence on an 8,285 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot seven of the proposed eight new lots. The proposed total of 2,760 square feet is 85% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)

REFERRED BY FULL BOARD**P. 230 LIGHTHOUSE RD - (LOT 8) E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-021
Application Number: MST2010-00311
Owner: SB Lighthouse 8, LLC
Applicant: Whitt Hollis
Architect: Peikert Group Architects

(Proposal to construct a new two-story, 2,716 square foot single-family residence on a 9,562 square foot lot located in the Coastal Zone. The proposal includes an attached two-car garage and one guest parking space. This proposal is associated with the concurrent application MST2006-00455 for a proposed eight lot subdivision, which received Planning Commission Approval on 7/23/2009 (Resolution No. 029-09). This proposal is for lot eight of the proposed eight new lots. The proposed total of 2,716 square feet is 76% of the maximum floor-to-lot area ratio.)

(This project was continued from 1/31/2011. Final Approval is requested.)