



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

Monday, June 13, 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, June 9, 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. 272 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-084-003
Application Number: MST2009-00143
Owner: Santandrea Family Trust

(Proposal to rebuild a 5,453 square foot two-story single-family residence and attached 693 square foot three-car garage and 1,182 square feet of covered porches that were destroyed in the Tea Fire. The proposed total of 6,146 square feet on the 3-acre lot in the Hillside Design District is 59% of the maximum guideline floor to lot area ratio.)

(Review After Final for proposed entry alterations, elimination of the loggia, and window, door, and minor facade alterations.)

FINAL REVIEW

B. 2521 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-422-003
Application Number: MST2011-00224
Owner: Roberta Sengelmann-Keshen
Designer: Eric Swenumson

(Proposal for a new 348 square foot second-story deck with an exterior spiral staircase at the rear of an existing 3,313 square foot two-story single-family residence, including a 421 square foot attached two-car garage. A new spa is proposed on the second floor deck.)

(Final Approval is requested. Project Design Approval was granted June 6, 2011.)

FINAL REVIEW**C. 707 CHIQUITA RD****E-2 Zone**

Assessor's Parcel Number: 031-132-009
Application Number: MST2011-00139
Owner: Niki L. Gleason
Applicant: Sophie Calvin

(Proposal to construct a 361 square foot one-story addition and a 206 square foot two-story addition to an existing two-story, 2,714, square foot single-family residence with a 274 square foot basement and an attached 374 square foot two-car garage, on a 13,073 square foot lot in the Hillside Design District. Approximately 20 cubic yards of grading is proposed. The proposed total of 3,929 square feet is 96% of the maximum floor to lot area ratio.)

(Final Approval is requested. Project Design Approval was granted on April 25, 2011.)

CONTINUED ITEM**D. 1409 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-010-025
Application Number: MST2010-00241
Owner: Chris Brown
Architect: On Design Architects

(Proposal for a complete exterior façade remodel, a 710 square foot second-story addition, a 264 square foot first-story addition, the demolition of the existing 310 square foot, detached, two-car garage, and construction of a new 499 square foot, attached, two-car garage, to an existing 1,154 square foot one-story single-family residence resulting in a new 2,627 square foot two-story single-family residence on a 19,558 square foot lot in the Hillside Design District. The proposed total of 2,627 square feet is 60% of the maximum floor to lot area ratio guideline.)

(Comments only; project requires compliance with Tier 3 Storm Water Management Program. Project Design Approval was granted on November 8, 2010.)

NEW ITEM**E. 1720 CALLE CERRO****R-1 Zone**

Assessor's Parcel Number: 041-052-037
Application Number: MST2011-00241
Owner: Katherine Zeiss
Applicant: Darryl Daniels

(Proposal to replace three existing double-hung wood windows and one slider to white vinyl windows at the rear of an existing single-family residence. The windows will remain the same size as the original windows. The parcel is located in the Hillside Design District.)

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

NEW ITEM**F. 163 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-004
Application Number: MST2011-00243
Owner: Bertha Claveria Family Trust
Applicant: Sherry & Associates

(Proposal to demolish the existing 110 square foot second-story deck and 293 square foot as-built deck addition to be replaced with a new 413 square foot second-story deck and a new 413 square foot loggia at the ground floor, replace two existing windows on the second story with French doors and add faux balconies, and replace the existing metal roof with a new s-tile roof with double-starter cap. The proposal will address ZIR violations listed ZIR2010-00566. The parcel is currently developed with a 2,368 square foot two-story, single-family residence on a 15,012 square foot lot in the Hillside Design District, and is 55% of the guideline floor to lot area ratio.)

(Comments only; project requires Environmental Assessment.)

NEW ITEM**G. 912 MEDIO RD****E-1 Zone**

Assessor's Parcel Number: 029-262-002
Application Number: MST2011-00244
Owner: Chloe Kendall
Applicant: Bob Easton

(Proposal to construct a new 285 square foot one-story master bedroom and kitchen addition, a new 457 square foot deck, and an interior remodel to an existing 985 square foot one-story single-family residence with an attached 212 square foot one-car garage. The proposal will result in a one-story 1,482 square foot single-family residence on a 13,334 square foot lot located in the Hillside Design District.)

(Comments only; project requires Environmental Assessment and compliance with Tier 3 Storm Water Management Program.)