



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, December 5, 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
BRIAN MILLER
FRED SWEENEY
JIM ZIMMERMAN (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
KATHLEEN ALLEN, 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 2685, or by email at kallen@SantaBarbaraCa.gov. Our office hours are 8:30 A.M. to 4:30 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, extension 3308. 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, December 1, 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. 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 (FAR).)

(Review After Final for addition of fireplace and chimney, new bay window, changes to windows and doors, change plate height and location of ridge, interior changes to laundry room and add enclosure around the water heater.)

CONTINUED ITEM

B. 300 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-312-017
Application Number: MST2011-00373
Owner: Peter and Patricia Altavilla, Living Trust
Applicant: Cesar Cruz

(Proposal to construct a 238 square foot, second-floor addition to an existing 1,679 square foot two-story residence with an attached two-car garage located on a 17,500 square foot lot in the Hillside Design District. A 236 square foot deck addition is included in the proposal. The proposed total of 2,225 square feet is 54% of the floor-to-lot area guideline (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program prior to Final Approval. Project was last reviewed on October 10, 2011.)

PROJECT DESIGN REVIEW**C. 1667 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-010
Application Number: MST2011-00277
Architect: Thompson Naylor Architects
Owner: Jeffrey Howard Frank Trust

(Revised proposal to construct a new one-story 2,968 square foot single family residence and an attached 574 square foot two-car garage located in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. A total of 274 cubic yards of grading is proposed; 178 cubic yards of cut & fill under the building footprint and 96 cubic yards of fill elsewhere on the site. The proposed total of 3,542 square feet on the 1.3 acre lot is 69% of the guideline floor-to-lot area ratio (FAR). The revised proposal involves an additional 367 square feet from the previous approved project.)

(New Project Design Approval is requested of the revised project.)

PROJECT DESIGN AND FINAL REVIEW**D. 1359 SANTA TERESITA and 1383 SANTA TERESITA DRS**

Assessor's Parcel Number: 055-141-053 and 055-141-045
Application Number: MST2011-00283
Applicant: Mark Lloyd
Agent: Greg Martin
Owner: Kenneth and Catherine Aiello, Living Trust
Owner: Timothy and Debra Foley, Family Trust

(Proposal for slope erosion repair due to slope failure after a recent storm event. The proposal involves site work, including 3,900 cubic yards of grading to be located between two residential lots on Santa Teresita Drive (1359 & 1383), and within road and utility easements to access and serve the parcel at 1575 N. Ontare Drive.)

(Revised project to slightly increase grading amounts. A new Project Design Approval is requested. The original project received Project Design Approval on August 1, 2011.)