



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Tuesday, February 22, 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) - PRESENT
BRIAN MILLER (Consent Calendar Representative)
JIM ZIMMERMAN (Consent Calendar Representative)
PAUL ZINK - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF:

JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
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 22, 2011, the 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.

NEW ITEM

A. 2121 STANWOOD DR A-1 Zone

Assessor's Parcel Number: 019-041-024
Application Number: MST2011-00058
Owner: Laura and Russell Collins
Architect: Peikert Group Architects

(Proposal to construct a new 1,985 square foot one-story single-family residence with a 554 square foot detached two-car garage on an approximate two-acre lot. The prior single family residence and garage were destroyed in the Tea Fire. The total of 2,539 square feet proposed is 46% of the maximum guideline floor-to-lot-area ratio.)

(Comments only; project requires Environmental Assessment.)

Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to Consent for Final Review with the comments:

- 1) The proposed plant palette is acceptable. The landscape plan is to be reviewed by the Fire Department for compliance with High Fire Area landscape requirements.
- 2) Provide a color board and construction details.

FINAL REVIEW

B. 1920 MISSION RIDGE RD A-1 Zone

Assessor's Parcel Number: 019-083-016
Application Number: MST2010-00348
Owner: Rinaldo Brutoco Trust
Architect: Vadim Hsu
Landscape Architect: Robert Adams

(Proposal to construct a 230 square foot addition located at grade at the rear of the existing 3,308 square foot two-story single-family residence and an attached two-car garage on a 29,627 square foot lot in the Hillside Design District. The existing 500 square foot accessory building on the lot will remain unaltered. The proposal is 80% of the maximum guideline floor-to-lot-area ratio.)

(Final Approval is requested.)

Final Approval with conditions:

- 1) Reproduce the cut sheet of the exterior light fixture on the plans.
- 2) Obtain approval from the Fire Department for compliance with High Fire Area landscaping requirements.

REFERRED BY FULL BOARD**C. 856 WILLOWGLEN RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-272-001
Application Number: MST2010-00320
Owner: Mario and Judith Borgatello, Trustees
Architect: Lenvik & Minor Architects

(Proposal to construct a new 301 square foot second-story addition to an existing one-story 2,572 square foot single-family residence, including an attached 373 square foot two-car garage. The proposed total of 2,873 square feet on an 11,326 square foot parcel is 74% of the maximum floor-to-lot-area ratio.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**D. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2009-00468
Owner: Arnold Christensen
Architect: Vadim Hsu
Applicant: Charlie Kelly

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot-area ratio.)

(Final approval of architecture was granted on 2/1/2010. Final approval of landscaping is requested.)

Project Design Approval of the landscape plan and continued one week for Final Review with comments:

- 1) Complete and reproduce the Landscape Compliance Statement on the landscape plan.
- 2) Provide irrigation details/notes on the plans.

Items on Consent Calendar were reviewed by **Paul Zink** and **Erin Carroll**.