



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, November 08, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

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

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, November 03, 2010, 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. 803 RAMETTO LN

A-2 Zone

Assessor's Parcel Number: 015-120-010
Application Number: MST2009-00355
Owner: Jane Barrett
Designer: Sophie Calvin
Landscape Architect: Arcadia Studio

(Proposal for 350 square feet of additions to the first floor and a new 691 square foot second-story. The project includes a new deck, entry porch, and remodeling. The existing 1,837 square foot one-story single-family residence and attached 499 square foot two-car garage is located on a 40,678 square foot lot in the Hillside Design District. The proposed total of 3,832 square feet is 77% of the maximum guideline floor to lot area ratio.)

(Review After Final for design location alterations for the use of the stained cedar shingles and stone facade materials, minor design alterations to windows on the north and south elevation, the elimination of the entry trellis and low stone wall, and site alterations including a new guard rail, fire pit, barbeque counter, and spa equipment. No alterations are proposed to the west elevation.)

FINAL REVIEW

B. 3735 LINCOLNWOOD DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-430-037
Application Number: MST2010-00270
Owner: Todd and Marcy Eliassen
Architect: Doug Reeves

(Proposal to enclose an existing 104 square foot covered balcony on the second floor and the addition of a 20 square foot storage closet on the ground floor to an existing two-story 2,618 square foot single-family residence with an attached two-car garage on a 8,319 square foot lot. The proposed total of 2,742 square feet is 84 percent of the maximum floor to lot area ratio. Staff Hearing Officer review is required for a zoning modification for an encroachment into the required interior setback.)

(Project requires compliance with Staff Hearing Officer Resolution No. 055-10. Preliminary & Final Approval is requested.)

CONTINUED ITEM**C. 1102 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-242-006
Application Number: MST2010-00324
Owner: Anthony M. Turchi
Architect: DesignArc

(Proposal for exterior alterations and an interior remodel to an existing two-story 1,988 square foot single-family residence, including a two-car garage on an 11,550 square foot lot in the Hillside Design District. Exterior alterations include the replacement of all existing windows and doors, replace the existing asphalt shingle roof, replace the existing concrete driveway with new interlocking pavers, replace the existing mechanical system and water heater and add a new ground mounted air conditioner system, and re-paint the exterior of the residence.)

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

NEW ITEM**D. 1240 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-030-046
Application Number: MST2010-00340
Owner: Lawrence Coopet
Architect: Bildsten & Sherwin, Design Studio

(Proposal to demolish 429 square feet of existing uncovered decks and construct a new 490 square foot loggia on the ground floor, a 490 square foot covered deck on the lower level and a 211 square foot uncovered deck on the upper level of an existing two-story, 3,230 square foot single-family residence on a 1.36 acre lot in the Hillside Design District. The proposal also includes replacing two windows with two doors and a window at the lower level bedrooms, and adding new stone veneer and chimney cap to the existing chimney. The existing 3,230 square foot house is 63% of the maximum floor to lot area guideline.)

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