



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 23, 2012

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: ADDISON THOMPSON

STAFF:

JAIME LIMÓN, Design Review Supervisor
KATHY 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 Kathy Allen 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 Wednesday, April 18, 2012, 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.

PROJECT DESIGN REVIEW

A. 327 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-026
 Application Number: MST2011-00285
 Owner: Richard Eric Williams
 Applicant: Richard Williams
 Designer: Irontown Housing, Inc.
 Contractor: Irontown Housing, Inc.
 Engineer: Taylor & S. Consulting Engineers, Inc.

(This is a revised project description. Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,126 square foot two-story single-family residence of modular construction and a 489 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,615 square feet on the 9,464 square foot lot in the Hillside Design District is 74% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 006-12. The project was last reviewed by SFDB on August 1, 2011.)

REVIEW AFTER FINAL

B. 22 NICHOLAS LN

E-1 Zone

Assessor's Parcel Number: 015-033-002
 Application Number: MST2011-00063
 Owner: Brian and Robin Kopeikin
 Architect: Kimberly True

(Proposal for a new 6-foot tall plaster site wall with sandstone cap on the Barker Pass Road side of the property and along the north interior property line, multiple stacked stone walls varying in height from 6-inches to 3 feet, new landscaping, new 1,555 square foot flagstone patio to replace existing 640 square foot concrete patio, remove and replace garden stairs, and removal of one existing 16 to 18-foot tall cypress tree. The project will involve approximately 32 cubic yards of fill grading.)

(Review after Final for minor design alterations to the approved 6-foot stucco wall, including changes in top of wall heights, and an extension of the wall. The maximum wall height will be maintained at 6 feet.)

FINAL REVIEW**C. 326 N ONTARE RD****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-151-008
Application Number: MST2012-00126
Owner: Ronald Morris Living Trust
Architect: Robert Pester

(Proposal for the removal of an existing 261 square foot, second-story deck on the north elevation and construction of a new 426 square foot, second-story deck on the east elevation for an existing 1,753 square foot, two-story residence with a 465 square foot attached garage. The project is located on an 8,495 square foot lot and is 64% of the maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on April 9, 2012.)

CONTINUED ITEM**D. 100 VIA TUSA****A-1 Zone**

Assessor's Parcel Number: 055-240-004
Application Number: MST2012-00130
Owner: Tasca Family Trust
Applicant: Myles Steimle

(Proposal to construct a new 9-foot by 21-foot swimming pool and associated pool equipment, and a new 5-foot tall and approximately 186 linear foot security fence. The property is currently developed with an existing 3,533 square foot, two-story residence with an attached three-car garage and a 471 square foot accessory building on a 2.36 acre lot located in the Hillside Design District. No alterations are proposed to the existing residence.)

(Action may be taken if sufficient information is provided. Project was last reviewed on April 16, 2012.)

CONTINUED ITEM**E. 1024 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-312-006
Application Number: MST2011-00361
Owner: Silvia Corral
Designer: Joaquin Ornelas

(Proposal to remove an as-built, 174 square foot second-floor bedroom and to permit an as-built 73 square foot second-floor wood deck and patio cover on an existing 1,611 square foot, two-story single-family residence with an existing 490 square foot, two-car carport on a 15,763 square foot lot. Proposal will address violations outlined in ENF2011-00351.)

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

NEW ITEM**F. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034
Application Number: MST2012-00028
Owner: Jeffrey Jones
Designer: Don Gragg

(Proposal to construct a new two-story 2,693 square foot two-story single-family residence and an attached 475 square foot two-car garage located on a 2.8 acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio (FAR).)

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

NEW ITEM**G. 1206 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-013
Application Number: MST2012-00078
Owner: Broderick Family Trust
Architect: Hugh Twibell

(Proposal for a 195 square foot addition and interior remodel to an existing one-story, 1,292 square foot single-family residence. The proposal includes the removal of a window along the front elevation and attaching the detached, 110 square foot single-car carport to the existing residence. The proposed total development of 1,597 square feet located on an 11,680 square foot lot in the Hillside Design District is 41% of the maximum floor-to-lot-area ratio guideline.)

(Comments only; project requires Environmental Assessment.)

CONTINUED ITEM**H. 219 GRAY AVE****OC/HRC-2/SD-3 Zone**

Assessor's Parcel Number: 033-053-024
Application Number: MST2011-00394
Owner: Charlene Koonce Broudy Revocable Trust
Applicant: Harold Powell

(Proposed change of use from an existing 3,516 square foot commercial unit to a single-family residential use, located on 4,500 square foot parcel. The proposal includes permitting an as-built 320 square foot carport, a new 6-foot tall wood fence and gate, minor exterior alterations, and addressing the violations identified in Enforcement Case ENF2011-00600. The proposed total of 3,836 square feet is 165% of the maximum guideline floor-to-lot area ratio (FAR). The project includes Coastal Review and Staff Hearing Officer review for a requested zoning modification.)

(Final Approval of landscaping is requested. The project received Project Design Approval and Final Approval for architecture on April 16, 2012.)