



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

Monday, August 30, 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
GLORIA SHAFER, 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, August 26, 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. 306 SHERMAN RD

A-1 Zone

Assessor's Parcel Number: 019-050-003
Application Number: MST2009-00414
Owner: Antar Dayal
Architect: Hector Magnus

(Proposal to rebuild a house and garage destroyed in the Tea Fire. The project includes a new 2,427 square foot three-story single-family residence plus a 555 square foot basement that is not included in the floor to lot area ratio, and a 471 square foot attached two-car garage. The project includes a reflection pool, retaining walls, and approximately 450 cubic yards of cut grading to be exported from the site. Staff Hearing Officer approval of a modification is requested for the proposed garage to encroach into the front setback. The proposed total 2,898 square feet, excluding basement, on the 10,500 square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. The project received Final Approval by SFDB on 4/12/2010. The project is returning to the Staff Hearing Officer for additional setback encroachments, involving a fountain wall element that exceeds 8 feet in height and exterior stairs within the required front setback. The design elements were part of the original approval granted by SFDB and have not changed, however the project is returning to SFDB for comments only to the Staff Hearing Officer.)

(Comments only; project requires Staff Hearing Officer review for additional setback encroachments, involving a fountain wall element that exceeds eight feet in height and exterior stairs within the required front setback. These design elements were previously approved by the SFDB and have not changed, however the project is returning to SFDB for comments only to the Staff Hearing Officer.)

FINAL REVIEW**B. 1944 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-083-004
Application Number: MST2010-00038
Owner: Dale E. Taylor
Architect: John Kelley

(Proposal to reconstruct the prior 2,352 square foot two-story single-family residence destroyed in the Tea Fire. The proposal includes attached decks, a detached pool deck and pool equipment. There is an existing 600 square foot carport and a detached 244 square foot accessory structure to remain. The proposed total of 3,196 square feet on the 1.2 acre lot in the Hillside Design District is 63% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted 3/1/10. Final Approval of project and landscaping is requested.)

REFERRED BY FULL BOARD**C. 1478 LOU DILLON LN****A-2 Zone**

Assessor's Parcel Number: 015-202-042
Application Number: MST2007-00644
Owner: Arturo Gonzalez
Architect: AB Design Studio

(Proposal to construct a two-story 4,556 square foot single-family residence on a 1.7 acre vacant lot in the Hillside Design District. The proposal includes a partially below grade two-car garage and a 246 square foot basement. Also proposed is 1,597 square feet of uncovered patio area and 416 square feet of covered patio area and 420 total cubic yards of cut and fill grading. The proposed total square footage is 83% of the maximum guideline FAR.)

(Preliminary Approval was granted on 7/6/10. Final Approval is requested.)

NEW ITEM**D. 2010 GARDEN ST****E-1 Zone**

Assessor's Parcel Number: 025-331-015
Application Number: MST2010-00216
Owner: Girod Family Trust
Architect: Tai Yeh

(Proposal for alterations to an existing 540 square foot accessory structure on a 23,086 square foot lot with an existing two-story residence. Alterations to the existing accessory structure involve a new roof designed to match the style of the existing house, which will resulting in an increase in height by two feet for a maximum of 14 feet in height, new dual glazed windows and French doors, a new trellis, a new eyebrow roof, and new dual glazed vellux low profile skylights. The project requires Staff Hearing Officer review for a zoning modification for alterations to the roof within the required interior setback.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested Zoning Modification.)

NEW ITEM**E. 2323 RED ROSE WAY E-1/E-3 Zone**

Assessor's Parcel Number: 041-220-018
Application Number: MST2010-00249
Owner: Patricia Odenthal Reynoso
Architect: Keith Rivera

(Proposal for an interior remodel and minor exterior alterations to an existing 3,196 square foot one-story single-family residence. Alterations include a new 5'6" wood fence in the front yard to create a new enclosed patio area, replace one new window in like size and material, replace one window with a new door and side light window, and one new bathroom window on the south elevation. The proposal includes new paving at the proposed front patio and replacement of the existing driveway with concrete paving and decorative paver bands.)

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

FINAL REVIEW**F. 11 EALAND PL A-1 Zone**

Assessor's Parcel Number: 019-061-034
Application Number: MST2009-00577
Owner: Wood Trust
Designer: Wade Davis Design
Contractor: Rick RJ Spann Inc.

(Revised proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,667 square foot two-story single-family dwelling and attached 431 square foot two-car garage. Also proposed is new driveway, 200 cubic yards of cut and fill grading, and site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification is no longer requested to provide the required open yard area in the front yard, the redesigned project is requesting approval of a modification to encroach into the interior setback. The proposed total of 2,414 square feet is 72% of the maximum floor to lot area ratio.)

(Final Approval of architecture was granted 5/10/2010. Final Approval of landscaping is requested.)