



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD

CONSENT AGENDA

REVISED

[for Consent Item #F]

Monday, April 11, 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)

BRIAN MILLER (Consent Calendar Representative)

JIM ZIMMERMAN (Consent Calendar Representative)

PAUL ZINK

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 Thursday, April 7, 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. 501 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz

(the original project description follows: Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor to lot area ratio.)

(Review After Final for "as-built" increase in first- and second-story plate heights, new exterior door at garage, and a new trash enclosure.)

REVIEW AFTER FINAL

B. 1131 DEL SOL AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-063-015
Application Number: MST2009-00050
Owner: Robin and Scotti Brooks Family Trust
Designer: Francisco Cobian, Home Designs

(Proposal for 448 square foot new second story, 142 square foot first-floor addition, and attached 498 square foot two-car garage, and remodeling for an existing 1,023 square foot single family residence. The proposed total of 2,110 square feet on the 6,175 square foot lot in the Coastal Zone is 81% of the maximum floor to lot area ratio.)

(Review After Final to change front porch to wood post & beams rather than stucco arch, revise second-floor deck handrail to be 42 inches, front porch entry to have square corners - not round, change arched rear windows to square, change rear French doors to a sliding door.)

FINAL REVIEW**C. 533 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-003
Application Number: MST2010-00389
Engineer: Cayetano Vega
Agent: Art Galindo
Owner: Miguel Munos and Zenaida J. Mardueno

(Proposal to construct a new 2,115 square foot, two-story, single-family residence, with an attached 502 square foot two-car garage. The original 1,819 square foot, two-story, single-family house was destroyed in the Tea Fire. The proposed total of 2,517 square feet, located on a 7,046 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer for requested zoning modifications for alterations and additions within the secondary front setback and interior setbacks.)

(Final Approval is requested.)

FINAL REVIEW**D. 933 E HALEY ST****R-2 Zone**

Assessor's Parcel Number: 031-241-014
Application Number: MST2008-00349
Owner: Javier and Maricela Rosas
Designer: Robert Ramos

(Proposal to add a 914 square foot second-story addition and a 70 square foot balcony to the existing 1,716 square foot one-story single-family residence including an attached 508 square foot two-car garage located on a 5,906 square foot lot in the R-2 Zone. The proposed total of 2,630 square feet is 99% of the maximum guideline floor to lot area ratio.)

(Final Approval is requested.)

NEW ITEM**E. 1708 CHINO ST****R-2 Zone**

Assessor's Parcel Number: 043-183-020
Application Number: MST2008-00143
Owner: Manuel and Maria Elena Rodriguez
Architect: Garcia Architects

(Proposal to construct a new 545 square foot second-story addition to an existing 1,091 square foot one-story single-family residence with a detached 187 square foot one-car garage, located on a 3,800 square foot lot. The proposal includes the demolition of the "as-built" 173 square foot garage addition and demolition of an "as-built" carport. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch located in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline floor-to-lot-area ratio. A similar project was approved on December 12, 2008, and subsequently expired on December 12, 2010.)

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

NEW ITEM**F. 849 CIMA LINDA LN A-2 Zone**

Assessor's Parcel Number: 015-202-029
Application Number: MST2011-00113
Architect: Pacific Arc, Inc.
Owner: JTM Private Land Trust

(Proposal for exterior alterations and a 622 square foot interior remodel of an existing two-story, 3,262 square foot single-family residence on a 23,700 square foot lot in the Hillside Design District. The proposed exterior alterations include remodeling the existing second-story balcony to remove structural columns and replace the existing curved arches with a squared opening, relocating an existing window from the south elevation to the west elevation, and replacing two existing doors. The project requires Staff Hearing Officer review for a requested zoning modification to replace an existing over-height fence, to exceed the 3.5 foot maximum height requirement along the front property line.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review of a requested zoning modification.)

NEW ITEM**G. 1311 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-143-004
Application Number: MST2011-00134
Owner: Wayne Cassriel
Architect: Workshop Architecture Group, Inc.

(Proposal to construct a 244 square foot first-floor addition and a new 244 square foot second-story roof deck above the proposed addition to an existing two-story, 1,771 square foot single-family residence with an attached 378 square foot two-car garage. The proposed total of 2,333 square feet, on a 6,814 square foot lot located in the non-appealable Jurisdiction of the Coastal Zone, is 81% of the maximum floor-to-lot area ratio.)

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

NEW ITEM**H. 704 CHIQUITA RD E-2 Zone**

Assessor's Parcel Number: 031-142-016
Application Number: MST2011-00150
Owner: Anne Luth
Architect: Roderick Britton

(Proposed "as-built" 251 square foot addition and 135 square foot new deck to an existing single-family residence on an approximately 12,000 square foot parcel located in the Hillside Design District.)

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

NEW ITEM**I. 256 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-320-050
Application Number: MST2011-00144
Owner: Dixie Daniels
Applicant: Mark Barber
Owner: Community West Bank

(Construction of a new site retaining wall 92 feet in length, with varying exposed height up to six feet and removal of 24 trees.)

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

NEW ITEM**J. 1224 CALLE CERRITO****R-1 Zone**

Assessor's Parcel Number: 041-092-016
Application Number: MST2011-00153
Owner: Michael Silverander
Applicant: Windward Engineering

(Proposal for a 297 square foot one-story addition and roof alteration at the front, and a new trellis over an existing deck at the rear of an existing 1,534 square foot one-story single-family residence.)

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