



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**NOTE TUESDAY MEETING DATE
DUE TO JULY 4TH HOLIDAY**

TUESDAY July 5, 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
BRIAN MILLER
JIM ZIMMERMAN (Consent Calendar Representative)
FRED SWEENEY

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, June 30, 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. 2102 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-344-009
Application Number: MST2010-00136
Owner: Jason and Robyn O'Hearn Family Trust
Architect: Wade Davis Design

(Proposal for a two-story addition consisting of 438 square feet at the upper-level and 415 square feet at the lower-level, and a 250 square foot upper-level deck to an existing 2,229 square foot two-story single-family residence and attached 422 square foot two-car garage on a 9,375 square foot lot in the Coastal Zone. The project will address violations in ZIR2008-00208 by removing a storage shed and altering and permitting existing fencing. The proposed total of 3,504 square feet is 99% of the maximum floor-to-lot area ratio. The project received Planning Commission approval for a Coastal Development Permit on 11/18/2010 (Resolution No. 016-10).)

(Review After Final to add a new 6.075 kilowatt roof mounted solar photo-voltaic system with 27 panels.)

REVIEW AFTER FINAL

B. 656 LAS ALTURAS RD

A-1 Zone

Assessor's Parcel Number: 019-282-005
Application Number: MST2009-00166
Owner: James and Penny Kay Jr.
Agent: Jim Zimmerman

(Proposal to replace a 2,273 square foot two-story house and 451 square foot garage destroyed in the Tea Fire. Proposed is a 3,366 square-foot two-story single-family residence and attached 621 square-foot garage located in the same location on the 1.2 acre lot in the Hillside Design District. The proposed total of 3,994 square feet is 78% of the maximum guideline floor-to-lot area ratio.)

(Review After Final for proposed additional site landscaping.)

FINAL REVIEW**C. 1425 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-060-012
Application Number: MST2011-00106
Owner: William Hromadka
Architect: On Design Architects

(Proposal for a 180 square foot ground floor addition to an existing two-story, 3,771 square foot single-family residence, and demolish the existing 381 square foot deck, demolish the "as-built" 492 square foot deck addition, and construct a new 966 square foot deck with exterior stairs. The proposed total of 3,951 square feet, on a 21,780 square foot lot in the Hillside Design District, is 84% of the maximum guideline floor-to-lot area ratio.)

(Project Design Approval was granted March 21, 2011. Final Approval is requested.)

PROJECT DESIGN REVIEW**D. 221 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-329-001
Application Number: MST2011-00035
Owner: McDermott Family Trust
Architect: Dan Weber

(Conceptual review for a proposed 486 square foot second-story addition to an existing 1,803 square foot, one-story, single-family residence. The proposal includes a new 130 square foot second-story deck. The proposed total of 2,289 square feet, on a 6,250 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone, is 83% of the maximum floor-to-lot area ratio. The project requires Staff Hearing Officer review for requested zoning modifications for additions in the required front setback, an open space modification, and to permit an as-built wall that exceeds 3.5 feet in height on a corner lot.)

(Project Design Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 019-11.)

NEW ITEM**E. 242 LAS ALTURAS RD****E-1 Zone**

Assessor's Parcel Number: 019-320-025
Application Number: MST2011-00264
Owner: Louis Joseph Dene
Architect: Chris Cottrell

(Proposal to construct a 176 square foot one-story addition to an existing one-story 3,264 square foot single-family residence. The existing attached 416 square foot two-car carport and 30 square foot accessory storage are to remain. The proposed addition will in-fill an existing patio area and includes window and door alterations on the south elevation. The proposed total of 3,886 square feet on a 34,289 square foot lot is 80% of the guideline floor-to-lot area ratio.)

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

NEW ITEM**F. 1512 PORTESUELLO AVE****E-1 Zone**

Assessor's Parcel Number: 049-262-005
Application Number: MST2011-00272
Owner: Mobrem and Nahid Mehran
Applicant: Eric Swenumson

(Proposal to construct a 654 square foot deck addition to the existing 600 square foot deck for an existing two-story single-family residence in the Hillside Design District. The project includes 70 linear feet of retaining wall which varies from one-foot to 7.5 feet in height.)

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

NEW ITEM**G. 628 FOXEN DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-022-004
Application Number: MST2011-00160
Owner: Michael R. Allison
Designer: Joaquin Ornelas

(Proposal to construct a new 419 square foot one-story addition to an existing 1,383 square foot single-family residence with an attached 434 square foot two-car garage. The proposed 2,236 square foot, one-story, single-family residence, located on a 10,750 square foot lot in the Hillside Design District, is 60% of the guideline floor-to-lot area ratio.)

(Comments only; project requires a landscape plan and compliance with Tier 3 Stormwater Management Program.)