



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, July 18, 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 (Consent Calendar Representative)
JIM ZIMMERMAN
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, July 14, 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. 1035 CIMA LINDA LN

A-2 Zone

Assessor's Parcel Number: 015-202-004
Application Number: MST2010-00142
Owner: Peter Sadowski
Architect: Harrison Design Associates, Inc.

(Proposal to construct a retaining wall ranging from 4 feet 4 inches to 7 feet in height and 140 feet long at the north side of the property. The project will replace a wall that was removed without a permit and includes approximately 100 cubic yards of grading. The proposal will address violations of ZIR2010-00055 and ENF2007-00709.)

(Review After Final for alterations to change the 42-inch sandstone wall to a cmu stucco wall with heights varying 3 feet to 5 feet.)

REVIEW AFTER FINAL

B. 722 CALLE ALELLA

E-1 Zone

Assessor's Parcel Number: 041-381-003
Application Number: MST2009-00366
Owner: Arthur Honegger
Designer: Eric Swenumson

(Proposal to add two new second-floor balconies totaling 407 square feet, replace all windows and doors in same size openings, replace garage door, replace two windows with doors at the new rear balcony, and replace one window with door at the new front balcony. The existing 1,872 square foot two-story single-family residence and attached 420 square foot garage are located on a 10,603 square foot lot in the Hillside Design District.)

(Review After Final for a proposed retaining wall with heights varying between 2 to 6 feet.)

REVIEW AFTER FINAL**C. 1436 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-222-001
Application Number: MST2011-00126
Architect: Lori Kari
Owner: Yukari Okamoto

(Proposal to construct a 294 square foot second-floor addition and a 42 square foot first-floor addition to an existing 1,570 square foot one-story single-family residence with an attached 478 square foot two-car garage. The proposed total of 2,384 square feet, on a 10,875 square foot lot in the Hillside Design District, is 62% of the maximum floor-to-lot area ratio. The proposal will address the violations listed under ZIR2010-00515.)

(Review After Final to change the window styles on the north, west, and east elevations to windows without the divided lights, and replace two window styles to double-hung windows on the north elevation.)

PROJECT DESIGN AND FINAL REVIEW**D. 1547 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-041
Application Number: MST2009-00234
Owner: DC Duncan Susan Duncan Trustees
Applicant: Mark Sauter
Applicant: Dan Morlan
Agent: Mark Morando
Landscape Architect: Arcadia Studio

(Proposal to remove a portion of an existing patio that has been undermined by erosion on the coastal bluff on a 20,300 square foot lot located in the Appealable Jurisdiction of the Coastal Zone and developed with an existing 4,835 square foot single-family residence. The proposal includes the "as-built" removal of one eucalyptus tree from the coastal bluff area and a proposed new site landscape plan. The project requires Planning Commission review for a Coastal Development Permit. The project will address the violations listed in ENF2008-00430 and ENF2010-00829.)

(Project requires compliance with Planning Commission Resolution No. 013-11. Project Design Approval and Final Approval is requested.)

NEW ITEM**E. 2521 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-034
Application Number: MST2011-00208
Owner: Thomas Caesar Family Trust
Designer: Marcia Vail

(Proposal to permit the "as-built" replacement of an existing 74 linear foot six-foot tall wood fence located within required front setback and the right-of-way along La Jolla Circle, and to relocate an "as-built" 64 linear foot 3.5-foot tall wood fence located in the right-of-way along Medcliff Road. The parcel is currently developed with an existing one-story single-family residence. The improvements will address the enforcement issues identified in ENF2011-00086. The project requires Staff Hearing Officer review for a requested zoning modification to allow a portion of the existing "as-built" fence to exceed 3.5 feet in height within the required setback. This proposal also requires an encroachment permit from the Public Works Department to allow the construction of the fences to be located within the public right-of-way.)

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

NEW ITEM**F. 1667 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-010
Application Number: MST2011-00277
Architect: Thompson Naylor Architects
Owner: Jeffrey Howard Frank Trust

(Proposal to construct a new one-story 2,755 square foot single-family residence and an attached 420 square foot two-car garage located in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. The proposal includes the demolition of the existing pool and pool deck and a portion of the existing driveway. A total of 274 cubic yards of grading is proposed, which includes 178 cubic yards of cut & fill under the building footprint and 96 cubic yards of fill elsewhere on site. The proposed total of 3,175 square feet, located on a 1.3 acre lot, is 62% of the guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)

NEW ITEM**G. 1312 N SALSIPUEDES ST****R-2 Zone**

Assessor's Parcel Number: 029-092-011
Application Number: MST2010-00383
Owner: Ian M. Jones

(Proposal to construct a 312 square foot one-story addition to an existing 888 square foot one-story single family residence and a 180 square foot detached one-car garage located on a 4,850 square foot lot in the Lower Riviera Special Design District. The proposed total of 1,380 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment.)