



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, August 29, 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)
FRED SWEENEY (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
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, 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 Thursday, August 25, 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. 3501 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004
Application Number: MST2004-00141
Owner: David Neubauer
Designer: Bree Medley Designs

(The project consists of demolishing an accessory structure, storage building, workshop, and two-car garage and constructing a new 494 square foot two-car garage with a 176 square foot workshop. Attached and above to the proposed garage is a new 450 square foot cabana with an approximate 504 square foot deck. A lap pool, spa and sun deck is proposed between the house and accessory structure. The proposal also includes adding new drought tolerant vegetation and palm trees to the site with drip irrigation and the addition of a new security gate. The project will result in a 3,468 square foot single-family residence with a detached 720 square foot three-car garage on a 1.03 acre lot.)

(Review After Final for revised column locations, revised spa shape, change to the roof shape, simplify the patio & deck, removal of planters, and change to the siding and railing.)

FINAL REVIEW

B. 444 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Designer: Behzad Masooman
Architect: Borzou Rahmi
Owner: Salmaun Masooman

(Proposal to replace the original 1,116 square foot single-family residence and attached 289 square foot one-car garage that was destroyed in the Tea Fire. The proposal includes construction of 498 square feet of additions to include a new 171 square foot one-story and a new 327 square foot two-story addition. The footprint of the original residence was non-conforming to the location within the required front and interior setbacks. The proposed 542 square foot addition is proposed to comply with the required setbacks. Parking will be maintained with the non-conforming 289 square foot one-car garage. The proposed total of 1,903 square feet, on a 6,804 square foot lot located in the Hillside Design District, is 66% of the maximum required floor-to-lot area ratio.)

(Final Approval is requested. Project Design Approval was granted on August 22, 2011.)

FINAL REVIEW**C. 555 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-008
Application Number: MST2011-00326
Owner: Stephen and Joan Price
Applicant: Eric Swenumson
Engineer: Ashley & Vance Engineering, Inc.

(Proposal to demolish the "as-built" 182 square foot sunroom and construct a new one-story 239 square foot sunroom and dining room addition to an existing 1,891 square foot one-story single-family residence including an attached 498 square foot two-car garage. The proposed 2,130 square foot total, on a 14,820 square foot lot located in the Hillside Design District, is 49% of the maximum required floor-to-lot area ratio. The proposal will address all zoning violations listed in ENF2011-00105 and ZIR2011-00032, including reducing over-height hedges to the maximum 3.5 foot height and removing the unpermitted deck and all storage items in the interior setbacks.)

(Project Design Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program prior to granting Final Approval.)

REFERRED BY FULL BOARD**D. 317 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-131-009
Application Number: MST2011-00291
Owner: Victoria J. Trevillian
Designer: J. Grant Design Studio
Landscape Architect: Charles McClure

(Proposal to permit 550 linear feet of "as-built" stone retaining walls, 350 linear feet of new site and retaining walls, replace the existing retaining wall along the driveway with a new 106 linear foot retaining wall, and replacement of the existing 1,140 square foot driveway with new permeable paving. The site and retaining walls will vary in height from a minimum of two feet to a maximum of eight feet tall. The project involves 822 cubic yards of grading, consisting of 195 cubic yards of excavation and 627 cubic yards of fill. All existing trees are proposed to remain. No changes are proposed to the existing one-story single-family residence. This proposal will address the violations listed in enforcement case ENF2010-01069.)

(Final Approval is requested. Project Design Approval was granted on August 1, 2011. Compliance with Tier 3 Storm Water Management Program is required prior to granting Final Approval.)

FINAL REVIEW**E. 1750 SYCAMORE CANYON RD****A-1 Zone**

Assessor's Parcel Number: 013-163-016
Application Number: MST2010-00089
Owner: Otto and Ingrid Schenck, Trustees
Agent: Suzanne Elledge Planning and Permitting Services
Engineer: David Schrier, P.E.
Contractor: Schipper Construction
Applicant: Landscape Repair Foundation

(This project is for Phases IV and V of the Sycamore Canyon Emergency Landslide Repair Project. Proposal to construct a modular block retaining wall and other repair and drainage structures which cross the City/County boundary. Approximately 105 linear feet of the retaining wall is located within the City, along with 8,600 cubic yards of cut and 6,600 cubic yards of fill grading. Maximum height of the wall is approximately 7 feet. The area of the repair will be revegetated.)

(Final Approval of landscaping and irrigation is requested.)