



City of Santa Barbara Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, April 12, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
WILLIAM MAHAN (Consent Calendar Representative)
GARY MOSEL (Consent Calendar Representative)
DENISE WOOLERY (Consent Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, 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 Tony Boughman at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at toughman@santabarbaraca.gov. 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.

POSTING: On Thursday, April 8, 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.

CONTINUED ITEM

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.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing office Resolution No. 092-09.)

REVIEW AFTER FINAL

B. 3515 MADRONA DR E-3/SD-1/SD-2 Zone

Assessor's Parcel Number: 053-313-006
 Application Number: MST2009-00117
 Owner: Jones Family Living Trust
 Owner: Patricia Olson
 Agent: Kenneth Kruger

(Proposal to construct a new modular 2,395 square foot one-story single family residence and attached 494 square foot attached two-car garage on a vacant lot where a residence was recently demolished. The total proposed 2,889 square feet on the 9,100 square foot lot is 83% of the maximum floor to area ratio.)

(Review After Final to add a 346 square foot deck at the rear of the house.)

FINAL REVIEW**C. 3240 BRAEMAR DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-048
Application Number: MST2010-00061
Owner: Richard Chung
Architect: On Design Architects

(Proposal for 400 cubic yards of fill and 200 cubic yards of cut grading to construct a new tennis court. The proposal includes 10 foot tall tennis court fencing, pathway, landscaping, and storm water drainage system and retention basin. Existing development on the 1.5 acre lot in the Hillside Design District includes an existing two-story single family residence, attached two-car garage, pool and patios.)

CONTINUED ITEM**D. 32 ROSEMARY LN E-1 Zone**

Assessor's Parcel Number: 015-091-017
Application Number: MST2009-00576
Owner: Paul Krieger

(Proposal for a 246 square foot patio cover that would connect the rear of the residence to the existing non-conforming detached accessory building that is located in the interior setback. Staff Hearing officer approval is requested for a modification for the proposed roof connection to encroach into the setback. The existing 1,456 square foot single-story residence with attached 470 square foot two-car garage and 142 square foot detached accessory building are located on a 13,375 square foot lot in the Hillside Design District.)

(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 014-10.)

CONTINUED ITEM**E. 929 ISLETA AVE E-1 Zone**

Assessor's Parcel Number: 035-241-010
Application Number: MST2010-00029
Owner: Kathleen Z. Molloy Trustee

(Proposal for a 53 square foot addition to the second story and 279 square feet of expansion of the existing 301 square foot decks on the first and second stories at the rear of the house. The existing 2,276 square foot two-story single-family residence and detached 240 square foot one-car garage is located on a 7,875 square foot lot in the Hillside Design District. The proposed total of 2,329 square feet is 82% of the maximum floor to lot area ratio.)

(Second review. Action may be taken if sufficient information is provided. Decks have been reduced to be 212 square feet on the first floor and 218 square feet on the second floor.)

NEW ITEM**F. 3308 CALLE FRESNO****E-1/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-071-007
Application Number: MST2010-00101
Owner: Closson Living Trust
Architect: Dwight Gregory, AIA

(Proposal for a 131 square foot roof deck to be located on a 504 square foot one-story addition. The project includes demolition of 330 square feet at the area of the addition. The existing 2,334 square foot one-story single-family residence, attached 337 square foot two-car garage, and 218 square foot detached accessory building are located on a 19,948 square foot lot.)

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