



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

Monday, September 23, 2010 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (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
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 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, September 23, 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.

REVIEW AFTER FINAL

A. 130 SAN CLEMENTE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-212-021
Application Number: MST2008-00519
Owner: David Swarts
Architect: James Zimmerman

(Proposal to demolish an existing 1,397 square foot single-story single-family residence and garage and construct a new 2,385 square foot two-story single-family residence, including a 421 square foot attached two-car garage. The project is located on a 6,445 square foot lot in the coastal zone. The proposed total of 2,385 square feet is 85% of the maximum floor to lot area ratio.

(Review After Final for a revised chimney cap, alterations to windows and doors in sizes and styles, and landscaping alterations to include new driveway pavers, flagstone path ways, a stacked stone wall, and revised plantings.)

REFERRED BY FULL BOARD

B. 380 EL CIELITO RD

A-1 Zone

Assessor's Parcel Number: 021-082-004
Application Number: MST2010-00211
Owner: Frank and Lynn Kirk Revocable Trust
Landscape Architect: Acanthus Design

(Proposal for a 617 linear foot, four foot tall, galvanized chain link fence along El Cielito Lane. Landscaping is proposed along the chain-link fence for screening. The project will address violations in ENF2010-00374.)

(Preliminary Approval was granted 8/16/2010. Final Approval is requested.)

FINAL REVIEW**C. 2010 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Bradford and Cathy Simon
Designer: Mark Morando

(Proposal to address violations in ENF2009-00219 by permitting as-built alterations to the second-floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. The project received Staff Hearing Officer approval on 7/28/10 (Resolution No. 039-10) for three modifications: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for parking within the required fifteen foot front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor to lot area ratio.)

(Preliminary Approval was granted 8/30/2010. Final Approval is requested.)

REFERRED BY FULL BOARD**D. 41 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-004
Application Number: MST2007-00194
Owner: Lance A. Gilbert,
Designer: Anthony Zermeno

(Revised proposal for 978 square feet of first-floor additions and a 442 square foot second-story deck to an existing 2,218 square foot one-story single-family residence and 450 square foot two-car garage located on a 32,560 square foot lot in the Hillside Design District. The proposal includes exterior remodeling and re-roofing, and the removal of the existing arbor and hedge as noted in ZIR2002-00674. This revised proposal no longer includes a second-story or the retaining walls and grading in the rear yard. The proposed total of 3,646 square feet is 75% of the maximum guideline floor to lot area ratio.)

(Preliminary Approval was granted 11/23/2009. Final Approval is requested.)

NEW ITEM**E. 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 and a 71 square foot balcony. The existing 1,716 square foot one-story single-family residence including an attached 508 square foot two-car garage is located on a 5,906 square foot lot. The proposed total of 2,630 square feet is 99% of the maximum guideline floor to lot area ratio.)

(The project received Preliminary Approval on 9/2/2008, which subsequently expired. A new Preliminary Approval is requested.)

NEW ITEM**F. 1915 GARDEN ST E-1 Zone**

Assessor's Parcel Number: 025-382-012
 Application Number: MST2010-00275
 Owner: Robert A Stevens Trustee
 Architect: Thomas Moore

(Proposal for a 556 square foot raised deck addition to an existing 296 square foot deck, a new spa and trellis structure above the proposed spa. The proposal includes renovating the existing deck with new decking material to match the new deck and extension of an existing culvert, located below the existing deck, 20 feet to the edge of the new deck addition. The property is currently developed with a 2,144 square foot single-family residence with an attached two-car garage on a 10,960 square foot lot. No changes are proposed to the existing residence.)

(Comments only; project requires Environmental Assessment.)

NEW ITEM**G. 3735 LINCOLNWOOD DR E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-037
 Application Number: MST2010-00270
 Owner: Todd and Marcy Eliassen Family Trust
 Architect: Doug Reeves

(Proposal to enclose an existing 104 square foot covered balcony on the second floor and the addition of a 20 square foot storage closet on the ground floor to an existing two-story 2,618 square foot single-family residence with an attached two-car garage on a 8,319 square foot lot. The proposed total of 2,742 square feet is 84 percent of the maximum floor to lot area ratio. Staff Hearing Officer review is required for an encroachment into the required interior setback and a solar access modification.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)