



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, January 31, 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
ERIN CARROLL (Consent Calendar Representative)
BRIAN MILLER (Consent Calendar Representative)
JIM ZIMMERMAN (Consent Calendar Representative)
PAUL ZINK (Consent Calendar Representative)

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, January 27, 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.

REFERRED BY FULL BOARD

A. 1229 CALLE CERRITO ALTO

A-1 Zone

Assessor's Parcel Number: 041-120-033
Application Number: MST2011-00004
Owner: Diana F. Thomason
Architect: Rex Ruskauff

(Revised proposal to construct a 1,522 square foot addition and remodel to an existing two-story 2,758 square foot single-family residence, with an attached two-car carport. The proposal includes replacing portions of the building damaged by fire, permitting approximately 450 square feet of "as-built" additions, conversion of an existing crawl space to habitable space, and a new 432 square foot second level deck. The project requires Staff Hearing Officer review for three requested zoning modifications for alterations within the front and interior yard setbacks. The proposed total of 4,280 square feet, on a 1.06 acre lot in the Hillside Design District, is 86% of the maximum floor to lot area ratio guideline. The original proposal requested two zoning modifications. The revised project requests one additional zoning modification to allow alterations to the existing carport located within the interior setback.)

(Comments only. Review of the additional requested zoning modification for alterations to the carport within the interior setback. Project requires Environmental Assessment and Staff Hearing Officer Review for three requested zoning modifications for alterations within the setbacks.)

REVIEW AFTER FINAL

B. 282 LOMA MEDIA RD

E-1 Zone

Assessor's Parcel Number: 019-272-011
Application Number: MST2010-00134
Owner: Alessandro Castellarin
Architect: Brett Ettinger

(Proposal for a 461 square foot second floor addition to an existing 2,495 square foot two-story single-family residence. The project includes enclosing the existing attached carport to create an attached 457 square foot two-car garage and interior remodeling. The project received Staff Hearing Officer approval on 6/30/10 for a modification for alterations to the carport located in the required front setback (Resolution No. 031-10). The proposed total of 3,412 square feet on the 15,217 square foot lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio.)

(Review After Final to revise the low parapet wall to a roof overhang.)

CONTINUED ITEM**C. 3831 LA CUMBRE HILLS LN E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-045
Application Number: MST2011-00026
Owner: David Leflang
Architect: Amy Taylor

(Proposal for site alterations on a parcel developed with an existing 1,760 square foot single-family residence on a 6,909 square foot parcel. The site alterations include revised landscaping, the demolition of an existing 120 square foot trellis to be replaced with a new 449 square foot covered entry and trellis, a new 329 square foot metal trellis at the side yard, a new flagstone covered concrete patio at the front and side yard, and a metal guardrail along the perimeter of the patio. The house was developed as a Planned Residence Developments (PRD) and the proposed changes are subject to Design Review per Planning Commission conditions outlined in Resolution No. 047-95.)

(Second concept review; Action may be taken if sufficient information is provided.)

NEW ITEM**D. 128 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-194-012
Application Number: MST2011-00020
Owner: David B. Murchison
Designer: Mark Morando

(Proposal to permit an as-built 127 square foot interior mezzanine addition at the second floor level of an existing two-story, 1,988 square foot single-family residence with an attached two-car garage. The proposal includes the replacement of a single-hung window to a casement window and replacement of existing French doors with windows on the second floor. The proposed total of 2,115 square feet, on a 6,346 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 76% of the maximum floor to lot area ratio. The proposal will address violations outlined in ENF2010-00896.)

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

NEW ITEM**E. 1314 PUNTA GORDA ST R-4 Zone**

Assessor's Parcel Number: 017-341-004
Application Number: MST2011-00022
Owner: Jiten Patel
Designer: Mark Morando

(Proposal to permit two uncovered parking spaces on a 5,000 square foot lot developed with an existing 1,154 square foot one-story, single-family residence. The proposal also includes the replacement of all the windows to be replaced in like size, with new Milgard vinyl windows within the existing wood frames, new permeable paving for the driveway and new parking spaces, a new 7 foot tall wood gate at the driveway to screen the uncovered parking spaces, and two new 80 square foot storage sheds (totaling 160 square feet). Two uncovered parking spaces is allowed for parcels developed with 80% or less of the required floor-to-lot-area ratio. 12 cubic yards of grading is proposed. The existing 1,154 square foot house is 48% of the required floor to lot area ratio. The proposal will address violations outlined in ENF2010-00931.)

(Comments only; project requires Environmental Assessment.)

NEW ITEM**F. 45 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-341-017
Application Number: MST2011-00030
Owner: Susan Winter Ward
Designer: Don Gragg

(Proposal for minor exterior alterations to an existing 1,024 square foot, one-story, single-family residence, with a detached 305 square foot accessory space above the existing, detached 354 square foot two-car garage. The exterior alterations include replacement of doors and windows with new, façade alterations involving adding new board and batton siding on the street frontage elevations to match the existing garage, and a new site retaining wall in the front yard. The existing 1,683 square foot development on a 7,214 square foot lot, in the Hillside Design District, is 57% of the maximum floor-to-lot-area ratio. Proposal will address violations listed under ENF2010-00860.)

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

FINAL REVIEW**G. 331 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-024
Application Number: MST2010-00210
Owner: Craig Penner
Architect: Thompson Naylor Architects

(Proposal to replace a 2,230 square foot two-story house and garage destroyed in the Tea Fire. Proposed is a 2,758 square foot two-story single-family residence and attached 481 square foot two-car garage, attached 92 square foot storage area, and an approximately 160 square foot deck on the first-floor roof. The project includes 320 cubic yards of grading within the building footprint and 158 cubic yards elsewhere on site, with 98 cubic yards to be exported. The proposed total of 3,045 square feet includes a 50% deduction of garage area which is partially below grade resulting in 80% of the maximum floor to lot area ratio on the 10,596 square foot lot in the Hillside Design District.)

(Review of the preliminary landscape plan. Final Approval of architecture was granted on 12/13/10.)