



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, February 28, 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

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, February 24, 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. 2010 GARDEN ST

E-1 Zone

Assessor's Parcel Number: 025-331-015
Application Number: MST2010-00216
Owner: Girod Family Trust
Architect: Tai Yeh

(Proposal for alterations to an existing 540 square foot accessory structure on a 23,086 square foot lot with an existing two-story residence. Alterations to the existing accessory structure involve a new roof designed to match the style of the existing house, which will result in an increase in height by two feet for a maximum of 14 feet in height, new dual glazed windows and French doors, a new trellis, a new eyebrow roof, and new dual glazed vellux low profile skylights. The project requires Staff Hearing Officer review for a Zoning Modification for alterations to the roof within the required interior setback.)

(Review After Final to replace two windows with French doors.)

REFERRED BY FULL BOARD

B. 1131 LOS PUEBLOS RD

E-3 Zone

Assessor's Parcel Number: 031-071-028
Application Number: MST2010-00079
Owner: Richard and Vera Scheeff
Architect: Bryan Murphy

(Proposal to demolish 454 square feet of floor area and construct a 897 square foot addition to an existing two-story 2,258 square foot single-family residence. The existing one-car garage and one-car carport will be replaced with an attached 471 square foot two-car garage. The proposal involves the conversion of the existing 400 square foot basement area into habitable area, garage, and storage resulting in a 242 square foot habitable basement. One redwood tree is proposed to be removed. A new retaining wall is proposed in the rear yard. The overall proposed total of 3,498 square feet on the 15,921 square foot lot in the Hillside Design District is 80% of the maximum guideline floor-to-lot area ratio. The project received Staff Hearing Officer approval (Resolution No. 034-10) on 6/30/10 for a Zoning Modification for the proposed deck and stairs to encroach into the required front setback.)

(Final Approval is requested.)

FINAL REVIEW**C. 1429 CLEARVIEW RD****R-1 Zone**

Assessor's Parcel Number: 041-102-009
Application Number: MST2008-00194
Owner: Amy Sachs
Designer: Gil's Landscaping & Tree Service

(Proposal to permit 95 linear feet of "as-built" retaining walls and a 285 square foot wooden deck with spa and stairs. The project received Staff Hearing Officer Approval (Resolution No. 087-09) on 10/21/2009 for a requested Zoning Modification. The project will address the violations listed in Enforcement Case ENF2008-00033.)

(Final Approval is requested.)

NEW ITEM**D. 1404 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-102-037
Application Number: MST2011-00075
Owner: William Weathers
Landscape Architect: Sam Maphis

(Proposal to permit "as-built" grading and construction of three site retaining walls, not to exceed a height of eight feet, at the rear of an existing one-story residence on a 25,355 square foot lot located in the Hillside Design District. The project includes approximately 384 cubic yards of grading and five new trees. The proposal will address violations outlined in the Enforcement Case (ENF2010-01017). No alterations are proposed to the existing single-family residence.)

(Comments only; project requires Environmental Assessment.)

FINAL REVIEW**E. 762 WESTMONT RD****R-1 Zone**

Assessor's Parcel Number: 013-103-001
Application Number: MST2009-00468
Owner: Arnold Christensen
Architect: Vadim Hsu**
Applicant: Charlie Kelly

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a two-story 3,226 square foot single-family residence and attached 480 square foot two-car garage. The proposed total of 3,706 square feet on the 20,876 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot area ratio.)

(Final Approval of landscaping is requested.)

REVIEW AFTER FINAL**F. 731 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-150-031

Application Number: MST2007-00530

Owner: Aaron Gilles

Designer: Don Swann

(Revised proposal no longer needs approval of a Zoning Modification. Proposal to construct a 1,792 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline FAR.)

(Review After Final for the proposed addition of two mature olive trees to the site landscape plan. The house received Final Approval by SFDB on 6/2/2008. No alterations to the house are proposed.)