



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, March 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 Wednesday, March 23, 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. 1401 KENWOOD RD

E-1 Zone

Assessor's Parcel Number: 041-132-009
Application Number: MST2008-00207
Owner: Howard and Aaron Melamed
Designer: Mark Morando

(Proposal to permit "as-built" exterior alterations to an existing one-story, 1,810 square foot single-family residence and an attached 199 square foot one-car garage. The "as-built" improvements include new windows, doors, and a stucco façade, and new site retaining walls. The 1,810 square foot residence, located on a 8,968 square foot lot in the Hillside Design District, is 53% of the maximum FAR. This application will address violations in ENF2007-01271. The project requires compliance with Staff Hearing Officer Resolution No. 063-08.)

(Review After Final to revise the location of the masonry site wall at the front property line, remove existing retaining walls located within the right-of-way, and install new exterior handrail and guardrails. Proposal requires a Substantial Conformance Determination.)

REVIEW AFTER FINAL

B. 3050 SEA CLIFF

A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-007
Application Number: MST2008-00221
Owner: Marc and C. Zoradi
Agent: Trish Allen
Architect: Cearnal Andrulitaitis
Contractor: Don Knapp

(Proposal to demolish existing 1,879 square foot single-family house and garage and construct a 8,228 square foot two-story single-family residence with full basement and including a 516 square foot two-car garage. The proposal includes a new swimming pool and 1,330 cubic yards of cut, 650 cubic yards of fill, and 650 cubic yards to be exported. The project is located on a 1.2 acre lot in the coastal zone requiring a Coastal Exclusion. Staff Hearing Officer approval of a modification is requested to provide the required open yard area in the front yard facing Sea Cliff. Excluding the 3,025 square foot basement, the proposed total of 5,203 square feet is 102% of the maximum guideline FAR.)

(Review After Final for a proposed new nine kilowatt ground mounted solar system.)

REFERRED BY FULL BOARD**C. 163 LA JOLLA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-004
Application Number: MST2008-00515
Owner: Ramin Bral
Architect: Peter Becker

(Proposal for an 896 square foot first floor addition, demolition of the existing 411 square foot attached garage, a new 452 square foot attached garage, and complete remodeling for an existing 1,265 square foot one-story single-family residence. The project includes 230 square feet of covered porches at front and rear, relocating the driveway, and abating violations in ENF2007-00125 by permitting the as-built six-foot wood fence. The project is located within 50' of the edge of the coastal bluff on a 23,522 square foot lot in the Hillside Design District. The proposed total of 2,606 square feet is 56% of the maximum guideline floor-to-lot area ratio. Planning Commission approval was granted on 11/18/10 (Resolution No. 017-10) for a Coastal Development Permit and a modification to allow alterations within the interior setback.)

(Final Approval is requested.)

NEW ITEM**D. 1120 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-010
Application Number: MST2011-00117
Owner: Sean Hecht
Owner: Gary Convis
Designer: AB Design Studio, Inc.

(Proposal for an addition and remodel of 168 square feet to an existing three-story, 3,119 square foot single-family residence on a 10,389 square foot lot in the Hillside Design District. The proposed addition includes a 121 square foot upper floor addition, a 32 square foot entry addition, and a 15 square foot addition to an existing ground floor bathroom. The proposed residence will total 3,274 square feet. The maximum floor-to-lot-area ratio is 82% which is based on a net total of 3,077 square feet, and includes a 50% reduction (197 square feet) of the existing basement square footage. The proposal will address the violations listed in ZIR2010-00407.)

(Action may be taken if sufficient information is provided. Must provide compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)

NEW ITEM**E. 821 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-015
Application Number: MST2011-00125
Owner: Lyons Bourget Family LP
Architect: Lori Kari

(Proposal to construct a 98 square foot addition at the rear of the existing one-story, 1,432 square foot single-family residence with an existing 181 square foot, detached, one-car garage. The proposal includes a change of the roof pitch, at the front of the residence, from a shed roof to a gable roof, and a re-roof using two piece barrel tile.)

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

REVIEW AFTER FINAL**F. 311 SHERMAN RD****A-1 Zone**

Assessor's Parcel Number: 019-050-023
Application Number: MST2009-00282
Owner: Dante Delucia
Architect: Dawn Sherry

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The proposal includes construction of a new three-story 3,386 square foot single-family residence which includes an attached two-car garage on an 11,900 square foot lot located in the Hillside Design District. The proposed house is 84.9% of the maximum floor-to-lot area ratio.)

(Review After Final for revised site landscaping. The landscaping was continued from March 14, 2011.)