



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 1, 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
BRIAN MILLER (Consent Calendar Representative)
JIM ZIMMERMAN
FRED SWEENEY

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, July 28, 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.

FINAL REVIEW

A. 628 FOXEN DR

E-3/SD-2 Zone

Assessor's Parcel Number: 053-022-004
Application Number: MST2011-00160
Owner: Michael R. Allison
Designer: Joaquin Ornelas

(Proposal to construct a new 419 square foot one-story addition to an existing 1,383 square foot single-family residence with an attached 434 square foot two-car garage. The proposal includes a restoration landscape plan to remove invasive plants and replace with native plants along stream bank. The proposed 2,236 square foot, one-story, single-family residence, located on a 10,750 square foot lot in the Hillside Design District, is 60% of the guideline floor-to-lot area ratio.)

(Project Design Approval was granted on July 25, 2011. Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW

B. 1547 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-041
Application Number: MST2009-00234
Owner: DC Duncan Susan Duncan Trustees
Applicant: Mark Sauter
Applicant: Dan Morlan
Agent: Mark Morando
Landscape Architect: Arcadia Studio

(Proposal to remove a portion of an existing patio that has been undermined by erosion on the coastal bluff on a 20,300 square foot lot located in the Appealable Jurisdiction of the Coastal Zone and developed with an existing 4,835 square foot single-family residence. The proposal includes the "as-built" removal of one eucalyptus tree from the coastal bluff area and a proposed new site landscape plan. The project requires Planning Commission review for a Coastal Development Permit. The project will address the violations listed in ENF2008-00430 and ENF2010-00829.)

(Project requires compliance with Planning Commission Resolution No. 013-11. Project Design Approval and Final Approval is requested.)

NEW ITEM**C. 1534 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-031-014
Application Number: MST2011-00313
Owner: Craig Alan Wuertz

(Proposal to remove and replace 3 doors and 16 existing aluminum frame, with dual glazed Milgard Tuscany Replacement Series Vinyl, windows.)

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

NEW ITEM**D. 1204 DEL ORO E-3/SD-3 Zone**

Assessor's Parcel Number: 045-213-010
Application Number: MST2011-00305
Owner: Lori Smyth

(Proposal to construct a 51.5 linear foot, 5 foot 3.5 inch tall redwood fence and gate in the front yard of an existing one-story single-family residence.)

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

NEW ITEM**E. 42 ALSTON PL A-2 Zone**

Assessor's Parcel Number: 015-161-053
Application Number: MST2011-00308
Owner: Anne Emmons Murphy Trust
Agent: Dale Pekarek

(Proposal to construct a new 348 square foot one-story addition and partial interior remodel to an existing 1,674 square foot single-family residence with an attached 525 square foot two-car garage located on a 1.72 acre lot in the Hillside Design District. The 2,547 square foot residence will be 48% of the maximum guideline floor-to-lot area ratio.)

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

NEW ITEM**F. 327 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-050-026
Application Number: MST2011-00285
Owner: Richard Eric Williams
Applicant: Richard Eric Williams
Designer: Irontown Housing, Inc.
Contractor: Irontown Housing, Inc.
Engineer: Taylor & Syfan Consulting Engineers, Inc.

(Proposal to replace a 1,511 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 2,238 square foot two-story single-family residence of modular construction and a 499 square foot attached two-car carport with an entry deck above the carport. The proposed total of 2,737 square feet on the 9,464 square foot lot in the Hillside Design District is 77% of the maximum floor-to-lot area ratio. Staff Hearing Officer review of modifications for front and interior setback encroachments is requested.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

NEW ITEM**G. 20 ALISAL RD****A-1 Zone**

Assessor's Parcel Number: 019-312-009
Application Number: MST2011-00288
Owner: Embree-Englesberg Community Property Trust
Architect: James Macari
Applicant: MBJ Homes

(Proposal to construct a new 2,384 square foot two-story, single-family residence and a new 482 square foot attached two-car garage located on a 41,382 square foot lot in the Hillside Design District. The previous residence was destroyed by the Tea Fire. The current proposal will relocate the garage outside of the required public right-of-way. The project requires Staff Hearing Officer review for a requested zoning modification to allow the new house and garage to encroach into the required front setback. The proposed total of 2,866 square feet is 58% of the maximum guideline floor-to-lot area ratio.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

NEW ITEM**H. 1399 SYCAMORE CANYON RD****E-1 Zone**

Assessor's Parcel Number: 019-340-048
Application Number: MST2011-00290
Owner: Karen Malinowski
Architect: Tom Ochsner

(Proposal to address violations from ENF2010-00793 to permit an "as-built" 394 square foot second-story addition, an "as-built" 592 square foot one-story addition, and a new 196 square foot basement addition to an existing 706 square foot one-story single-family residence. The proposal includes replacement of doors and windows, a new trellis, reducing the "as-built" over height fence, gate, driveway columns, and hedges to a maximum of 42-inches in height, the demolition of the "as-built" carport, and demolition of the "as-built" illegal dwelling unit by returning it to the original detached 496 square foot two-car garage. The proposed development total results in 2,384 square feet on a 33,411 square foot lot, and is 45% of the maximum guideline floor-to-lot area ratio.)

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