



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

Monday, August 15, 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)
FRED SWEENEY
JIM ZIMMERMAN

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, August 11, 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. 507 BROSIAN WAY

A-1/SD-3 Zone

Assessor's Parcel Number: 047-030-010
 Application Number: MST2010-00109
 Owner: Forouzandeh 1999 Family Trust
 Architect: Paul Zink
 Landscape Architect: Arcadia Studio

(Review After Final for proposed alterations and additions to the project which received Final Approval by the Single Family Design Board on August 30, 2010. The proposed alterations include the addition of a new 246 square foot pool house structure with an attached 192 square foot trellis element, resulting in 5,389 square feet of total proposed development, on a 1.87 acre lot in the Hillside Design District, which is 99% of the maximum floor-to-lot area ratio guideline. Other alterations include new chimneys, alterations to the pool patio flatwork, window changes on the east elevation, modified grading at the pool and motor court resulting in a net decrease of 150 cubic yards, and to increase two wall heights from 5-feet to 6-feet and from 3.5-feet to 6-feet. No landscaping alterations are proposed. The revised project results in a one-story, 4,246 square foot single-family residence with an attached one- and two-car garage totaling 750 square feet, a 246 square foot pool house structure, and 147 square feet of attached storage space. The project includes a new driveway, motor court, pool, patios, landscaping, and 850 cubic yards of grading. The proposed total of 5,389 square feet on a 1.87 acre vacant lot, in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone, is 99% of the maximum floor-to-lot area ratio guideline.)

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

FINAL REVIEW

B. 345 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-050-028
 Application Number: MST2010-00024
 Owner: Heather McBurnie
 Architect: Michael Holliday
 Landscape Architect: Barefoot Designs

(Proposal to rebuild a 1,450 square foot house and 440 square foot garage destroyed in the Tea Fire. Proposed is a two-story 1,850 square foot single-family residence and attached 450 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to construct the garage within the side setback. The project includes a privacy fence and landscaping. The proposed total of 2,300 square feet on the 12,284 square foot lot in the Hillside Design District is 57% of the maximum floor-to-lot area ratio guideline.)

(Final Approval is requested for the landscape plan. The architecture received Final Approval on January 3, 2011.)

NEW ITEM**C. 455 FELLOWSHIP RD****E-1/E-3 Zone**

Assessor's Parcel Number: 041-220-027
Application Number: MST2011-00329
Owner: Gretchen E. Hofmann
Architect: Owen Dell

(Proposal for landscaping improvements in the front yard area to include multiple retaining walls with a maximum height of 42 inches, french drains behind the retaining walls, a new path and steps from the public sidewalk to the house, drought tolerant landscaping and a drip system on existing automatic controller. The proposal also includes permitting the existing five foot to six foot tall wood fence in the front yard. The proposal will address the violations in ENF2011-00658.)

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

NEW ITEM**D. 444 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Designer: Behzad Masooman
Architect: Borzou Rahmi
Owner: Salmaun Masooman

(Proposal to replace the original 1,116 square foot single-family residence and attached 289 square foot one-car garage that was destroyed in the Tea Fire. The proposal includes construction of 498 square feet of additions to include a new 171 square foot one-story and a new 327 square foot two-story addition. The footprint of the original residence was non-conforming to the location within the required front and interior setbacks. The proposed 542 square foot addition is proposed to comply with the required setbacks. Parking will be maintained with the non-conforming 289 square foot one-car garage. The proposed total of 1,903 square feet, on a 6,804 square foot lot located in the Hillside Design District, is 66% of the maximum required floor-to-lot area ratio guideline.)

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