



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, August 22, 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 (Consent Calendar Representative)
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, extension 3308. 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 18, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 860 JIMENO RD / 1402 GRAND AVE

E-1 Zone

Assessor's Parcel Number: 029-110-037
Application Number: MST2008-00402
Owner: Joyce and Joe Yob
Agent: Richele Mailand

(This project has been revised to add a 562 square foot detached two-car garage for 1402 Grand Avenue and the proposed total of 3,401 square feet on the 5.2 acre lot is 47% of the maximum floor-to-lot area ratio guideline. Staff Hearing Officer determination of substantial conformance is requested. Proposal for a lot-line adjustment to decrease 860 Jimeno Road and increase 1402 Grand Avenue by 3,140 square feet. Resulting lot sizes would be 22,598 and 226,973 square feet (5.2 acres) respectively. The lots are located in the Hillside Design District. The project includes a new entry gate and "as-built" changes to the stone walls along the driveway at 1402 Grand Avenue. The project also includes alterations to the residence at 860 Jimeno Road consisting of replacement of an existing window with new French door, adding a new window, and converting the existing permitted understory to habitable space. Staff Hearing Officer approval is requested for the lot-line adjustment.)

(Project Design & Final Approval is requested for alterations to 1402 Grand Ave. 860 Jimeno was granted Project Design & Final Approval on July 5, 2011.)

REVIEW AFTER FINAL

B. 3443 and 3501 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-004
Application Number: MST2006-00731
Owner: Kathleen and E. Thomas Dunlap Jr., Trustees
Agent: Alicia Harrison

(Proposal for demolition and relocation of existing entry gates, columns and driveway; relocate existing entry way light fixtures and associated electrical box; construction of a new 8 foot plaster wall; and landscaping. The proposed project takes place on both 3443 and 3501 Sea Ledge Lane.)

(Review After Final for revised column locations, revised spa shape, change to the roof shape, simplify the patio and deck, removal of planters, and change to the siding and railing.)

REVIEW AFTER FINAL**C. 2010 EMERSON AVE****R-2 Zone**

Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: Bradford and Cathy Simon
Designer: Mark Morando

(Proposal to address violations in ENF2009-00219 by permitting as-built alterations to the second floor of the existing 1,981 square foot single-family residence. The project includes replacement of the American four square gable dormer with a full front gable with French Doors and roof deck, addition of two side-facing gable dormers totaling 71 square feet, replacement of the widow's walk, replacement of the rear kitchen window and rear door, and removal of paving in the front yard. The project received Staff Hearing Officer approval on 7/28/10 (Resolution No. 039-10) for three modifications: to allow a small portion of the roof of the front gable to increase in height within the interior setback; for the north side dormer to exceed the solar access limit; and for parking within the required fifteen foot front setback. The proposed total of 2,052 square feet on the 8,739 square foot lot in the Mission Area Special Design District is 83% of the maximum floor-to-lot area ratio.)

(Comments only; project requires abatement of additional violations listed in ENF2011-00676. The removal of a coral tree and alterations to the front paving requires a Substantial Conformance Determination regarding the Conditions of Approval by the Staff Hearing Officer, Resolution No. 039-10.)

PROJECT DESIGN AND FINAL REVIEW**D. 1417 ALMOND AVE****C-P Zone**

Assessor's Parcel Number: 039-041-006
Application Number: MST2011-00096
Owner: Maria Cruz Rodriguez Cordoba, Living Trust
Designer: Cesar Cruz

(Proposal to construct a 496 square foot second-story addition and a 147 square foot first-floor addition to an existing one-story 1,079 square foot single-family residence. The proposal includes a new 3.5 foot tall fence, the demolition of an existing one-car carport, and construction of a new 323 square foot two-car carport to be located at the rear of the property. The proposed total of 2,045 square feet on a 4,000 square foot lot is 93% of the floor-to-lot area ratio guideline for a single-family residence located on a C-P zoned parcel.)

(Project Design & Final Approval is requested.)

FINAL REVIEW**E. 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.)

(Final Approval is requested. Project Design Approval granted March 21, 2011.)

PROJECT DESIGN AND FINAL REVIEW**F. 444 CONEJO RD****A-1 Zone**

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

(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.)

(Project Design & Final Approval is requested.)

NEW ITEM**G. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009
Application Number: MST2011-00175
Owner: Daksha K. Oza, Family Living Trust
Designer: Punam Prajapati

(Proposal to construct a total of 349 square feet of new one-story additions, to include 204 square foot kitchen addition and a 145 square foot den addition, and a new 120 square foot second floor deck to an existing 2,456 square foot two-story single-family residence with an attached 500 square foot two-car garage. The proposed total of 2,805 square feet, on a 11,653 square foot lot located in the Hillside Design District, is 71% of the floor-to-lot area ratio.)

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

NEW ITEM**H. 555 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-008
Application Number: MST2011-00326
Owner: Stephen and Joan Price

(Proposal to demolish the "as-built" 182 square foot sunroom and construct a new one-story 239 square foot sunroom and dining room addition to an existing 1,891 square foot one-story single-family residence with an attached 498 square foot two-car garage. The proposed 2,130 square foot total, on a 14,820 square foot lot located in the Hillside Design District, is 49% of the maximum required floor-to-lot area ratio. The proposal will address all zoning violations listed in ENF2011-00105 and ZIR2011-00032, including reducing over-height hedges to the maximum 3.5 feet height and removing the unpermitted deck and all storage items in the interior setbacks.)

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

NEW ITEM**I. 2 OLIVER RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-085
Application Number: MST2011-00327
Owner: Michael Anthony Walker, Revocable Trust
Applicant: Roy Harthorn

(Proposal for a new 120 linear foot chain link fence varying in height from 3 feet, 6-inches to 6 feet tall located on a 26,677 square foot parcel developed with an existing single-family residence. The proposed fence is located along the westerly property line within 50 feet of the coastal bluff in the appealable jurisdiction of the Coastal Zone, and requires Planning Commission review of a Coastal Development Permit.)

(Comments only; project requires Environmental Assessment and Planning Commission review for a Coastal Development Permit.)

NEW ITEM**J. 143 NORTHRIDGE RD****A-1 Zone**

Assessor's Parcel Number: 055-120-008

Application Number: MST2011-00231

Owner: Andrian I. Kouznetsov

(Proposal to permit an "as-built" 113 square foot one-story addition and interior remodel to an existing 1,943 square foot, one-story, single-family residence with a 383 square foot detached two-car garage and a 161 square foot detached accessory building. The proposal includes a 23 square foot addition to the existing two-car garage, and a 131 square foot addition to the accessory building. The proposal will result in a 2,056 square foot one-story single family residence, a 406 square foot detached two-car garage, and a 292 square foot accessory building. The proposed total of 2,754 square feet of on-site development, on a 30,492 square foot lot located in the Hillside Design District, is 58% of the maximum guideline floor-to-lot area ratio. The project requires Staff Hearing Officer review for a requested zoning modification for encroachment into the required front setback. The proposal will address violations listed in enforcement case ENF2011-00017.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification for alterations and additions within the required front setback.)