



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, September 12, 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](http://www.SantaBarbaraCa.gov)**

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### **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](http://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](mailto: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, September 8, 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](http://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.

### **NEW ITEM**

#### **A. 422 SAMARKAND DR**

**E-3/SD-2 Zone**

Assessor's Parcel Number: 051-112-016  
Application Number: MST2011-00323  
Owner: Douglas and Nina Katsev, Revocable Trust  
Architect: Doug Reeves

(Proposal to permit the construction of an "as-built" 218 square foot storage room, adjacent to the garage, and an "as-built" 509 square foot second-story deck located above the addition and cantilevered above the existing two-car garage and storage structure, on an existing two-story 2,714 square foot single-family residence. The proposed total of 2,932 square feet, on an 11,248 square foot lot, is 76% of the maximum required floor-to-lot area ratio. The project includes Staff Hearing Officer review for a requested zoning modification. The proposal will address the violations listed within the enforcement case ENF2011-00196.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review.)**

### **REVIEW AFTER FINAL**

#### **B. 814 CORONEL ST**

**E-1 Zone**

Assessor's Parcel Number: 035-260-021  
Application Number: MST2011-00087  
Owner: Peter Lackner  
Architect: Robert Pester  
Contractor: Mark Sauter

(Proposal to permit an "as-built" bathroom addition which converts 41 square feet of the existing 387 square foot, two-car garage to habitable area of an existing 1,474 square foot, one-story, single-family residence. Additional alterations include a new one-car garage door, a new entry door to the garage, removing two storage sheds, and repairs to an existing site retaining wall along the driveway. The proposal will result in one covered and one uncovered parking space. The remaining 1,474 square foot one-story, single-family house, on a 9,188 square foot lot in the Hillside Design District, is 43% of the maximum floor-to-lot area ratio. The proposal will address violations listed under ENF2010-00824.)

**(Review After Final for revised railing material.)**

**FINAL REVIEW****C. 555 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-008

Application Number: MST2011-00326

Owner: Stephen and Joan Price

Applicant: Eric Swenumson

Engineer: Ashley &amp; Vance Engineering, Inc.

(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 including 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.)

**(Final Approval is requested. Project Design Approval was granted on August 29, 2011.)**