



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, September 26, 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 (Consent Calendar Representative)

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, September 22, 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. 3134 LUCINDA LN

E-3 Zone

Assessor's Parcel Number: 055-192-007
Application Number: MST2011-00257
Owner: Jacobs-Allen Trust
Applicant: Bryan Pollard

(Proposal to construct 961 square feet of residential additions to an existing two-story 1,460 square foot single-family residence. The proposed addition includes the conversion of the existing 636 square foot garage to habitable area, construction of a new 400 square foot two-car garage and a new 325 square foot second-story addition above. A new 105 square foot second-floor deck is proposed above the new garage. A total of 29 cubic yards of grading is proposed. The proposal will result in a 2,821 square foot single-family residence, located on a 6,891 square foot lot, and is 97% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 15, 2011.)

FINAL REVIEW

B. 2324 SANTA BARBARA ST

E-1 Zone

Assessor's Parcel Number: 025-132-015
Application Number: MST2010-00030
Owner: Hai Vu
Applicant: Hai Vu

(Revised proposal to construct a new two-story 1,000 square foot detached garage/accessory structure, comprised of a 500 square foot two-car garage and 100 square feet of accessory space on the ground floor and 400 square feet of accessory space on the second floor. The project also includes permitting the "as-built" 313 square foot one-story addition and interior remodel, and a proposed 100 square foot deck addition, to the existing 2,027 square foot one-story single-family residence. The proposed garage will replace the previous two-car garage which was demolished without permits. The existing 170 square foot detached storage shed is proposed to be removed. The proposal will address zoning violations listed in ZIR2009-00271 and enforcement case ENF2009-00768. The proposed total of 3,340 square feet, on a 20,000 square foot lot, is 72% of the guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on August 1, 2011.)

FINAL REVIEW**C. 260 EUCALYPTUS HILL DR****A-2 Zone**

Assessor's Parcel Number: 015-050-012
Application Number: MST2011-00140
Owner: Rose Tarlow Revocable Trust
Architect: Ken Mineau

(Proposal for 341 square feet of one-story additions, interior remodel, and increasing the living room roof height by approximately 11 feet on an existing 6,632 square foot two-story single-family residence, including 1,697 square feet of basement area. The 3.5 acre site is also developed with an existing 2,878 square foot additional dwelling unit with an attached 761 square foot four-car garage. Total on-site development will consist of 10,612 square feet and is 166% of the maximum guideline floor-to-lot area ratio (FAR) (129% for the primary residence and 68% for the secondary residence).

(Final Approval is requested. Project Design Approval was granted on May 9, 2011.)

PROJECT DESIGN REVIEW**D. 2121 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-041-024
Application Number: MST2011-00058
Owner: Laura & Russell Collins
Architect: Peikert Group Architects

(Proposal to construct a new 2,224 square foot one-story single-family residence with a 577 square foot attached two-car garage on an approximate two-acre lot. The prior single-family residence and garage were destroyed in the Tea Fire. A total of 90 cubic yards of grading is proposed. The total of 2,801 square feet proposed is 50% of the maximum guideline floor-to-lot-area ratio (FAR).)

(Revised project; Project requires a revised Project Design Approval. Final Approval is also requested. The original project received Project Design Approval on February 22, 2011.)

PROJECT DESIGN AND FINAL REVIEW**E. 508 E MICHELTORENA ST****R-2 Zone**

Assessor's Parcel Number: 029-031-002
Application Number: MST2011-00235
Owner: Dan Bocek
Architect: Paul Zink

(Proposal for a new detached 500 square foot two-car garage and 233 square feet of second-floor storage area on a 5,203 square foot parcel, located in the Lower Riviera Special Design District, and currently developed with an existing 1,521 square foot, two-story, single-family residence. The proposal includes a new 450 square foot raised deck at the rear of the residence, new site landscaping, 600 square feet of new permeable paving, and 40 cubic yards of fill. The total onsite development consists of 2,254 square feet, which is 91% of the maximum guideline floor-to-lot area ratio (FAR). The proposal will address violations listed in ZIR2005-00418.)

(Project Design and Final Approval is requested. Project was last reviewed on June 20, 2011.)

NEW ITEM

F. 903 CALLE CORTITA

E-1 Zone

Assessor's Parcel Number: 041-176-016

Application Number: MST2011-00365

Owner: J. D. and C. K. Strahler Trust

(Proposal for a new 20 foot long 3.5 foot tall black ornamental steel fence and a 130 foot long black wire mesh fence ranging in height from 3.5 feet to 4 feet tall, located along the interior property line on an approximately 7,500 square foot lot in the Hillside Design District.)

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