



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, October 10, 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
KATHLEEN ALLEN, 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 Kathleen Allen at (805) 564-5470, extension 4551, or by email at KAllen@SantaBarbaraCa.gov. Our office hours are 8:30 A.M. to 4:30 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 Wednesday, October 5, 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.

CONTINUED ITEM

A. 135 MORADA LN

A-1 Zone

Assessor's Parcel Number: 055-120-026
Application Number: MST2011-00198
Owner: Elizabeth Gradinger
Architect: R. Deming Isaacson

(Proposal to construct a new 343 square foot detached accessory structure and a 232 square foot deck on a 45,764 square foot lot, located in the Hillside Design District, which is currently developed with an existing 2,282 square foot one-story single-family residence, and a 504 square foot detached two-car garage. The proposal includes 9.39 cubic yards of cut and the proposed removal of eight existing lemon trees.)

(Tier 3 SWMP compliance required prior to Final Approval; and Geological/Soils report prior to issuance of a building permit. Project was last reviewed on May 16, 2011.)

CONTINUED ITEM

B. 912 MEDIO RD

E-1 Zone

Assessor's Parcel Number: 029-262-002
Application Number: MST2011-00244
Owner: Chloe Kendall
Applicant: Bob Easton

(Proposal to construct a new 285 square foot one-story master bedroom and kitchen addition, a new 457 square foot deck, and an interior remodel to an existing 985 square foot one-story single-family residence with an attached 212 square foot one-car garage. The proposal will result in a one-story 1,482 square foot single-family residence on a 13,334 square foot lot located in the Hillside Design District.)

(Compliance with Tier 3 Stormwater Management Program is required prior to Final Approval. The project was last reviewed on June 13, 2011.)

NEW ITEM**C. 356 EL CIELITO RD****A-1 Zone**

Assessor's Parcel Number: 021-081-010
Application Number: MST2011-00366
Owner: Reichel Family Trust
Architect: Harrison Design
Landscape Architect: Sydney Baumgartner

(Proposal to construct a new single-family residence to replace the previous residence destroyed in the Tea Fire. Proposal includes a new 3,959 square foot, two-level single-family residence with an attached 695 square foot, three-car garage on the basement level, located on a 43,592 square foot lot in the Hillside Design District. The project includes a new swimming pool, new site retaining walls, 1,800 cubic yards of cut, and 1,000 cubic yards of fill. The proposal total of 4,654 square feet, which includes a 50% basement calculation discount, is 85% of the maximum guideline floor-to-lot area ratio (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program (SWMP) prior to Final Approval.)

NEW ITEM**D. 1624 OLIVE ST****R-2 Zone**

Assessor's Parcel Number: 027-132-018
Application Number: MST2011-00369
Owner: Caleb Rhoads
Designer: Paul Olsen

(Proposal to legalize the unpermitted demolition of a detached two-car garage and to allow two uncovered parking spaces totaling 473 square feet and associated landscaping. Also proposed is to remove an existing first-story window from the east elevation. Current development on site consists of a 1,602 square foot, two-story, single-family residence. No new floor area is proposed. The floor-to-lot area ratio (FAR) on this 5,525 square foot parcel is 63% of the maximum guideline FAR. This project will address violations in Enforcement Case ENF2011-00410.)

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

NEW ITEM**E. 300 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-017
Application Number: MST2011-00373
Owner: Peter and Patricia Altavilla, Living Trust
Applicant: Cesar Cruz

(Proposal to construct a 238 square foot, second-floor addition to an existing 1,679 square foot two-story residence with an attached two-car garage located on a 17,500 square foot lot in the Hillside Design District. A 236 square foot deck addition is included in the proposal. The proposed total of 2,225 square feet is 54% of the floor-to-lot area guideline (FAR).)

(Action may be taken if sufficient information is provided. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval.)