



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, October 24, 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

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 4:30 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 October 20, 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. 2010 EMERSON AVE

R-2 Zone

Assessor's Parcel Number: 025-401-002
Application Number: MST2009-00294
Owner: C. Bradford and Cathy A. 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 (FAR).)

(Continuation of the Review After Final last reviewed on August 22, 2011, for alterations to the paving configuration and landscaping.)

NEW ITEM

B. 206 LOS ALAMOS AVE

E-3/SD-3 Zone

Assessor's Parcel Number: 045-196-007
Application Number: MST2007-00347
Owner: James Candy
Designer: Joaquin Ornelas

(Proposal for a 635 square foot second-story addition and 146 square foot one-story addition for an existing 1,729 square foot one-story single-family residence located on a 7,097 square foot parcel in the non-appealable jurisdiction of the Coastal Zone. Parking is provided by an existing 380 square foot carport to remain unaltered. The proposal includes two new decks totaling 338 square feet and the replacement of all existing windows. The proposed total 2,890 square feet is 98% of the maximum required floor-to-lot area ratio (FAR).)

(A new Project Design Approval and Final Approval is requested. No changes have been made to the project as originally approved on October 29, 2007. The project is subject to expire on October 29, 2011.)

PROJECT DESIGN AND FINAL REVIEW**C. 422 SAMARKAND DR****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-112-016

Application Number: MST2011-00323

Architect: Doug Reeves

Owner: Douglas and Nina Katsev, Revocable Trust

(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 (FAR). 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.)

(Project Design & Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 041-11.)

NEW ITEM**D. 1723 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-141-014

Application Number: MST2011-00393

Owner: Rembert and Yvonne Brown, Family Trust

Contractor: Action Roofing

(Proposal to replace the existing wood shingle roof on the front portion of the residence with Landmark TL fiberglass shingles, Shenandoah color. The existing composition shingle roof on the rear portion of the residence is proposed to remain.)

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