



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, February 13, 2012 **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
 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 Michelle Bedard at (805) 564-5470, extension 2685, 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, February 8, 2012, 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. 1724 MIRA VISTA AVE

E-1 Zone

Assessor's Parcel Number: 019-090-039
Application Number: MST2011-00271
Owner: Tod and Susan Black
Applicant: Elizabeth Conklin

(Proposal for a complete façade and interior remodel and an 83 square foot addition to an existing one-story, 2,344 square foot, single-family residence. The proposal includes the installation of a new roof-mounted photovoltaic solar panel system, a new swimming pool and pool related equipment. The existing house is built over two existing parcels, which total 38,029 square feet and project approval is contingent on the approval of a voluntary lot merger prior to issuance of a building permit. The proposed total of 2,427 square feet, on the combined parcel total of 38,029 square feet, is 50% of the maximum guideline floor-to-lot area ratio (FAR). The project will address violations listed in ZIR2011-00017.)

(Review After Final for revised site and pool fencing materials, heights, and locations.)

REVIEW AFTER FINAL**B. 2547 MEDCLIFF RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016
Application Number: MST2011-00151
Owner: 2547 Medcliff, LLC
Architect: Harrison Design
Agent: Suzanne Elledge, Planning and Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11 acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11 acre lot is 81% of the maximum floor-to-lot area ratio (FAR) guideline. Project includes Planning Commission Approval for a Coastal Development Permit (Planning Commission Resolution No. 015-11).)

(Review After Final for changes to exterior of residence and changes to: site wall, entry gate, landscape, hardscape, outdoor shower, swimming pool and outdoor fireplace.)

CONTINUED ITEM**C. 1656 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-072-010
Application Number: MST2012-00015
Owner: Jeffrey Frank
Architect: Robert Pester

(Proposal to demolish existing second floor, 12 square foot wrought iron balcony and replace with a new 199 square foot heavy timber wood frame balcony, and construct a new detached 103 square foot pool equipment shed. The existing two-story 3,693 square foot residence with a 726 square foot detached garage is located on a one acre lot located in the Hillside Design District.)

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

NEW ITEM**D. 2626 CALLE REAL****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-351-007
Application Number: MST2012-00043
Owner: JG Cooper Real Estate Management, LLC
Architect: J. Michael Holliday

(Proposal for alterations to an existing one-story, 1639 square foot duplex with an attached 427 square foot garage located on a 4,944 square foot lot in a single-family zoning district. The proposal includes a re-roof, painting, lighting, replacement of existing windows and doors, and two additional small windows at the rear of the building and partial interior remodel. No additional floor area is proposed. The total of 2,066 square feet is 85% of the maximum floor-to-area ratio (FAR) guideline.)

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

NEW ITEM**E. 1634 MIRA VISTA AVE****E-1 Zone**

Assessor's Parcel Number: 019-090-014
Application Number: MST2012-00047
Architect: Steve Hausz
Owner: Harry Herbert

(Proposal for minor site and façade alterations on a 17,672 square foot parcel currently developed with an existing two-story 3,522 square foot single-family residence, including an attached 478 square foot two-car garage located in the Hillside Design District. Alterations to the residence involve replacement of windows and doors, the addition of new windows, alterations to an existing balcony and reconfiguration of the existing patio stairs. Site alterations include replacing the existing concrete driveway with new concrete interlocking pavers, a reduction of driveway surface and increase of planted surface area, remodel and approximately 200 square foot expansion to the existing patio, the replacement of an existing spa in the same location, new site fencing, walls, and driveway pillars.)

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