



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 9, 2012 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS: GLEN DEISLER, CHAIR
 DENISE WOOLERY, VICE-CHAIR
 BERNI BERNSTEIN
 BRIAN MILLER
 FRED SWEENEY (Consent Calendar Representative)
 JIM ZIMMERMAN (Consent Calendar Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON

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 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 Thursday, April 5, 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. 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.)

(Review After Final for revisions to the exterior uncovered staircase design.)

FINAL REVIEW

B. 1947 EUCALYPTUS HILL RD

A-2 Zone

Assessor's Parcel Number: 015-040-027
Application Number: MST2012-00113
Owner: Ingham Family Trust
Architect: Douglas Gheza

(Proposal for alterations to an existing 2,414 square foot, split-level residence with an attached two-car garage on an 18,081 square foot lot in the Hillside Design District. The exterior alterations include replacing the south elevation windows and door, replacing one west elevation window and replacing the wood deck guardrail with a glass guardrail.)

(Final Approval is requested. Project Design Approval was granted on April 2, 2012.)

FINAL REVIEW**C. 1634 MIRA VISTA AVE****E-1 Zone**

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

(Proposal for minor site and façade alterations on a 17,672 square foot parcel currently developed with an existing two-story 3,290 square foot single-family residence, including an attached 436 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. The 3,290 square foot residence is 80% of the maximum floor-to-lot area ratio (FAR).)

(Final approval is requested. Project Design Approval was granted on February 13, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required.)

CONTINUED ITEM**D. 326 N ONTARE RD****E-2/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-151-008
Application Number: MST2012-00126
Owner: Ronald Morris Living Trust
Architect: Robert Pester

(Proposal for the removal of an existing 261 square foot, second-story deck on the north elevation and construction of a new 426 square foot, second-story deck on the east elevation for an existing 1,753 square foot, two-story residence with a 465 square foot attached garage. The project is located on an 8,495 square foot lot and is 64% of the maximum floor-to-lot area ratio (FAR).)

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

REVIEW AFTER FINAL**E. 501 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-062-011
Application Number: MST2009-00269
Owner: Michael and Kathleen Szymanski
Designer: Ubaldo Diaz
Landscape Architect: Charles McClure

(The original project description follows: Proposal to replace a one-story 1,174 square foot house and detached 323 square foot garage destroyed in the Tea Fire. Proposed is a 1,823 square foot two-story single-family residence and attached 510 square foot two-car garage. Staff Hearing Officer approval of a modification is requested to allow altering and relocating the garage and altering the house in the front setback. The proposed total of 2,333 square feet on the 11,190 square foot lot in the Hillside Design District is 60% of the maximum floor-to-lot area ratio.)

(Review After Final for revisions to the landscape plan.)