



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 30, 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
FRED SWEENEY
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 Kathy 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 Wednesday, April 25, 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. 2425 CALLE GALICIA

E-1 Zone

Assessor's Parcel Number: 041-412-003
Application Number: MST2011-00320
Owner: Miguel Alejandro Munoz
Architect: On Design Architects

(Proposal to construct a new 832 square foot second-story addition and a 42 square foot one-story addition to an existing 2,316 square foot single-family residence, including an attached 443 square foot two-car garage. The proposal includes new stairs, terraced 3.5 foot tall site retaining walls and patio area in the front yard, and a new 167 square foot second-story deck over the rear yard. The proposed 3,190 square foot residence, located on a 10,107 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final for window changes on the east and north elevation and an increase to the roof height. Comments only; project requires Staff Hearing Officer review for requested zoning modifications.)

REFERRED BY FULL BOARD

B. 958 ARBOLADO RD

E-1 Zone

Assessor's Parcel Number: 019-232-010
Application Number: MST2012-00020
Owner: Daniel Greiwe and Phyllis Myers
Designer: Chris Cottell

(Proposal to construct 353 square feet of new additions, to include 203 square feet on the ground floor and 150 square feet on the second floor, and exterior and interior remodel to an existing 3,434 square foot, two-story, single-family residence, including an attached 451 square foot two-car garage and 170 square foot storage area. The proposal also includes 797 square feet of new second-story decks, new ground level decks and patios, a new pool, new site retaining walls and landscaping, and approximately 120 cubic yards of grading. The proposed total of 3,787 square feet, located on a 29,858 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Final Approval is requested. Project Design Approval was granted on January 30, 2012. Compliance with Tier 3 Storm Water Management Program (SWMP) is required prior to granting Final Approval.)

NEW ITEM**C. 1120 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-001
Application Number: MST2012-00153
Owner: Tom Craveiro

(Proposal to replace the existing synthetic shake roof material with a proposed new one-piece "S" tile roofing material for an existing two-story, single-family residence located in the Hillside Design District.)

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

NEW ITEM**D. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006
Application Number: MST2012-00145
Owner: Neil Dipaola
Architect: Dan Weber

(Proposal to increase the size of second-story window to replace an existing second-story window and to add a punched-out opening with a counter top and barbeque for the second-story deck along the proposed west wall of the deck to an existing single-family residence with an attached two-car garage. The project includes Staff Hearing Officer review for a requested zoning modification.)

(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)

NEW ITEM**E. 779 N ONTARE RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-031-025
Application Number: MST2012-00162
Owner: David and Mary Elizabeth Chatenever
Architect: Roderick Britton

(Proposal for a total of 145 square feet of additions and an interior remodel to an existing 2,969 square foot split level residence with an attached 560 square foot, two-car garage, located on a 30,927 square foot lot in the Hillside Design District. The proposal includes replacing all windows and doors; adding new exterior wood siding and plaster to the front of the residence; replacing the existing roof; installing a new roof-mounted solar photovoltaic panel system; replacing existing asphalt driveway with permeable pavers; and removing an existing 88 square foot deck and constructing a new 436 square foot deck on the main level of the residence. The proposed total of 3,674 square feet is 77% of the guideline floor-to-lot area ratio (FAR).)

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

NEW ITEM**F. 1312 DOVER RD****E-1 Zone**

Assessor's Parcel Number: 019-202-001

Application Number: MST2012-00165

Owner: Eder Family Trust

Applicant: Steve Morando

(Proposal to permit "as-built" alterations to an existing two-story, single-family residence located in the Hillside Design District. The alterations include enclosing an existing patio and trellis with an operable patio cover and replacing existing shutters with two (2) windows, and adding three (3) new windows and one (1) new door.)

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