



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, May 21, 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 Thursday, May 17, 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.

FINAL REVIEW

A. 460 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 019-021-004
Application Number: MST2011-00057
Owner: Nelson Family Trust
Architect: Bryan Murphy

(Proposal to construct a one-story 567 square foot addition to an existing split-level 1,534 square foot residence with a detached 387 square foot two-car garage. The proposed addition will attach the existing residence to an existing detached 540 square foot accessory structure. The proposal includes an existing 1,279 square foot uncovered deck to remain, and a proposed 43 square foot demolition of an existing 88 square foot covered deck, to result in a 45 square foot covered deck. A total of 100 cubic yards of grading is proposed. The total proposed on-site development of 3,028 square feet on a 33,203 square foot lot, in the Hillside Design District, is 63% of the maximum floor-to-lot-area ratio (FAR) guideline.)

(Final Approval of architecture and landscaping is requested.)

CONTINUED ITEM

B. 2750 CUESTA RD

E-3/SD-2 Zone

Assessor's Parcel Number: 051-281-001
Application Number: MST2012-00178
Owner: Diana Cecala
Architect: Pacific Arc, Inc.
Contractor: Douglas Dafoe

(Proposal for a 156 square foot addition and partial interior remodel to an existing one-story, 2,280 square foot, single-family residence, with an attached 484 square foot, two-car garage, located on a 12,633 square foot lot. The proposal also includes replacing an existing 232 square foot deck with a new 459 square foot deck; demolition and replacement of an existing 130 square foot deck; replacing the front fence and gate; and alterations to the existing front entry courtyard; and removal of the existing eyebrow roof at the garage and front elevation. The proposed total of 2,920 square feet is 72% of the maximum floor-to-lot-area ratio (FAR).)

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

PROJECT DESIGN AND FINAL REVIEW**C. 1049 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 029-283-005
Application Number: MST2012-00064
Architect: Paul Zink
Owner: Jared and Cindy Wheeler

(Proposal to construct a new retaining wall and guard rail varying in height from 3 feet, 2 inches to 9 feet maximum height, and a maximum of 8 feet in height within the required setbacks, a new uncovered parking space including 490 square feet of new permeable pavers, and 64 cubic yards of grading. The existing work is proposed within an existing easement that will be utilized to access the uncovered parking space, which is for the exclusive use of 1049 Alameda Padre Serra. The proposal will address the violations identified in ENF2011-00871.)

(Project Design Approval and Final Approval is requested.)

PROJECT DESIGN AND FINAL REVIEW**D. 20 ALISAL RD****A-1 Zone**

Assessor's Parcel Number: 019-312-009
Application Number: MST2011-00288
Owner: Embree-Englesberg Community Property Trust
Architect: James Macari
Applicant: MJB Homes
Owner: Michael and Christina Johnson

(This is a revised project description. Proposal to construct a new 2,777 square foot two-story single-family residence and a new 482 square foot attached two-car garage located on a 41,382 square foot lot in the Hillside Design District. The previous residence was destroyed by the Tea Fire. The current proposal will relocate the garage outside of the private road. The project will comply with all recommendations outlined in the Geotechnical report dated February 15, 2012, prepared by Workman Engineering and Consulting. The project requires Staff Hearing Officer review for requested zoning modifications to allow the new house and garage to encroach into the required front setback and to allow an overheight wall system at the property. The proposed total of 3,259 square feet is 66% of the maximum guideline floor-to-lot area ratio (FAR).)

(Project Design Approval and Final Approval is requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-12.)

NEW ITEM**E. 2409 MEDCLIFF RD E-3/SD-3 Zone**

Assessor's Parcel Number: 041-330-045
 Application Number: MST2012-00184
 Applicant: Michelle McToldridge
 Owner: Marilyn Irrevocable Trust
 Agent: Alex McGeever

(Proposal to construct a new 30-inch tall wood fence above an existing 42-inch tall concrete wall, located 10-feet from the front property line, for a total of 6-feet tall and for a distance of 60 linear feet. The 7,000 square foot parcel is currently developed with an existing two-story, single-family residence. No changes are proposed to the existing residence or site landscaping.)

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

REVIEW AFTER FINAL**F. 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 (FAR).)

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

REVIEW AFTER FINAL**G. 910 CAMINO VIEJO RD A-2 Zone**

Assessor's Parcel Number: 015-060-046
 Application Number: MST2005-00344
 Owner: CV Investments, LLC
 Applicant: Don Gragg
 Architect: Santa Barbara Design & Build

(Proposal to construct a new 3,641 square foot, two-story single-family residence on a 1.3 acre vacant lot in the Hillside Design District. The proposal also includes an attached 857 square foot garage and a 400 square foot swimming pool, for a total of 4,498 square feet. The project includes 571 cubic yards of cut and 46 cubic yards of fill under the main building footprint, and 1,071 cubic yards of cut and 1,048 cubic yards of fill outside of the main building footprint. The proposed total of 4,498 square feet is 89% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission Review for zoning modifications (Resolution No. 025-06).)

(Review After Final for landscape plan details. Project requires compliance with Planning Commission Resolution No. 025-06.)