



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, September 10, 2012

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*

FRED SWEENEY, *Vice-Chair*

BERNI BERNSTEIN

BRIAN MILLER (Consent Calendar Architecture Representative)

LISA JAMES (Consent Calendar Landscape Representative)

JAIME PIERCE (Consent Calendar Landscape Representative)

JIM ZIMMERMAN (Consent Calendar Architecture Representative)

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

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 Thursday, September 6, 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. 2105 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 025-242-011
Application Number: MST2008-00311
Owner: Barbara Mathews, Revocable Trust
Architect: Britt Jewett
Landscape Architect: Arcadia Studio

(Proposal for the partial demolition of an existing 1,752 square foot single-family residence and detached 340 square foot garage and additions resulting in a new 4,137 square foot, two-story single-family residence, including an attached two-car garage and basement, located on a 9,372 square foot lot in the Mission Area Special Design District. The project includes a total of 162 cubic yards of grading (142 cubic yards beneath the building footprint and 20 cubic yards elsewhere on the site). The project includes Staff Hearing Officer approval (Resolution No. 024-09) and Planning Commission approval (Resolution No. 021-09). The proposed total of 3,436 square feet, which includes a 50% reduction of the basement square footage area, is 97% of the maximum required floor-to-lot area ratio (FAR).)

(Review After Final for minor alterations to previously approved landscape species in order to comply with water conservation requirements.)

CONTINUED ITEM

B. 309 CORDOVA DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-023-006
Application Number: MST2012-00333
Owner: Chris Kyle
Designer: Tony Xiques

(Proposal to construct two new trellises, add new shutters and planter boxes, install new window trim and change the exterior paint color of an existing 2,266 sq. ft. single family residence with an attached 424 square foot two-car garage.)

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

NEW ITEM**C. 50 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-330-009
Application Number: MST2012-00326
Owner: Kenneth Tompetrini and Susan Allen
Architect: James Zimmerman

(Proposal to permit 100 linear feet of an "as-built" site wall varying from 6'-0" to 7'-6" in height, located on a 12,197 square foot lot in the Hillside Design District is currently developed with an existing single-family residence to remain. Approximately 32 feet of the wall is located within less than five feet of an existing retaining wall, and the cumulative height will exceed the maximum allowable of eight feet. The project includes Staff Hearing Officer review for a requested zoning modification. The project will address violations identified in enforcement case ENF2012-00252.)

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

NEW ITEM**D. 805 RAMETTO LN****A-2 Zone**

Assessor's Parcel Number: 015-120-009
Application Number: MST2012-00342
Owner: Michael Barr
Agent: Mark Morando

(Proposal to permit the "as-built" facade alterations and interior remodeling of an existing 2,932 square foot, two-story, single-family residence located on a 1.62 acre lot in the Hillside Design District. Alterations include the replacement of all windows and doors, new stucco siding, and new wrought iron railing to enclose a new 198 square foot roof deck. Site alterations include a new 13 linear-foot and 9-foot tall free standing CMU wall at the entry, replacement of the existing concrete patio with a new black slate patio, and a new pebble finish concrete walkway from the existing detached 470 square foot carport to the entry of the residence. The existing residence is 64% of the guideline floor-to-lot area ratio (FAR). Proposal will address violations of ENF2012-00475.)

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

NEW ITEM**E. 1550 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-234-009
Application Number: MST2012-00349
Owner: Roger Modjeski
Architect: Dan Weber

(Proposal to replace the existing grey composition shingle roof with a new Titan standing seam "storm grey" metal roof on an existing one-story single-family residence located in the Hillside Design District.)

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