



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD **CONSENT AGENDA**

Monday, April 29, 2013

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

ROSA ROGERS O'REILLY, 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, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street, and agendas and minutes are posted online at www.SantaBarbaraCA.gov/SFDB. If you have any questions or wish to review the plans, please contact Michelle Bedard, Single Family Design Board (SFDB) Planning Technician, at (805) 564-5470, extension 4551, or by email at MBedard@SantaBarbaraCA.gov. 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. **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**

Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the SFDB and that are distributed to a majority of all of the members of the SFDB during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

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 4577. 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 25, 2013, 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.

PROJECT DESIGN AND FINAL REVIEW

A. 444 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Designer: Behzad Masooman
Architect: Borzou Rahmi
Owner: Salmaun Masooman

(This is a revised project for proposed design alterations to the previously approved application to rebuild a single-family residence which was destroyed during the Tea Fire. The original approved application is currently under construction. The proposed alterations include a 196 square foot addition to the previously approved 289 square foot one-car garage for the purpose of providing a 485 square foot two-car garage. Other alterations include a 192 square foot reduction to the second level deck above the garage, a change in roof shape at the living room from a hip style roof to a proposed gable roof, reconfiguration of the entry stairs, and alterations to doors and windows. The revised proposal of 2,099 square feet, located on a 6,804 square foot lot in the Hillside Design District, is 71% of the maximum required floor-to-lot area ratio (FAR).)

(The project requires compliance with Staff Hearing Officer Resolution No. 021-13. Revised Project Design and Final Approval requested.)

CONTINUED ITEM**B. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00449
Owner: Allison Armour
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30-foot by 15-foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) was recently approved for alterations to the existing residence.)

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

NEW ITEM**C. 1101 E COTA ST****R-2 Zone**

Assessor's Parcel Number: 031-190-033
Application Number: MST2013-00130
Owner: Purple Rooster Holdings LLC
Designer: Ubaldo Diaz
Contractor: Michael Szymanski

(Proposal for an exterior remodel to an existing 1,897 square foot single family residence, with an attached one-car carport, located on a 4,792 square foot lot. The proposal includes replacing all wood siding with stucco, re-stucco the lower level, demolish and replace the existing 120 square foot upper level deck in like size and materials, replace all windows with new vinyl windows in the same opening, and reroof the existing residence. The proposal will address violations identified in ZIR2012-00312, to include reducing hedge heights within proximity to the driveway, the removal and relocation of some site fencing, and removal of an 'as-built' window on the west elevation.)

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

NEW ITEM**D. 830 FLORA VISTA DR****E-1 Zone**

Assessor's Parcel Number: 041-372-011
Application Number: MST2012-00312
Owner: Roy Allen Hauser Living Trust
Designer: Mark Morando

(Proposal to address zoning violations in ENF2011-00918, to permit an "as-built" 26 net square foot addition to the rear of an existing 1,469 square foot one-story single-family residence, and an attached 433 square foot two-car garage, located on a 10,012 square foot lot in the Hillside Design District. Proposal includes permitting existing site fences the flagstone patio, and associated site walls. The proposed total of 1,928 square feet is 51% of the guideline floor-to-lot area ratio. The project includes Staff Hearing officer review for a requested zoning modification to allow the "as-built" flagstone patio in the required interior setback.)

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