



# City of Santa Barbara

## Planning Division

### **SINGLE FAMILY DESIGN BOARD** **CONSENT AGENDA**

**Monday, May 7, 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  
KATHY ALLEN, Planning Technician  
KATHLEEN GOO, Commission Secretary

**Website: [www.SantaBarbaraCa.gov](http://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](http://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](mailto: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 3, 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](http://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. 2547 MEDCLIFF RD**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 041-362-016

Application Number: MST2011-00151

Owner: 2547 Medcliff, LLC

Architect: Harrison Design

Agent: Suzanne Elledge Planning & Permitting Services

(Proposal to construct a 1,415 square foot addition, including a 264 square foot loft and an attached 65 square foot pool equipment storage area, to an existing 2,645 square foot one-story single-family residence, including a two-car garage. The residence is located on a 1.11-acre lot located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The proposal includes the removal of 11 existing trees, the demolition of a 91 square foot storage structure and a detached 65 square foot pool equipment shed. Other site alterations include the filling of an existing pool and construction of a new pool and spa, solar panels, new site stone and permeable patio areas, new site walls, fences and landscaping, including a new six-foot tall fence and entry gate. New exterior decking includes a 266 square foot wood deck in the rear, a 486 square foot wood deck in the front, and a 69 square foot shower deck on the east side of the residence. A total of 335 cubic yards of grading is proposed. The proposed total of 4,060 square feet on the 1.11-acre lot is 81% of the maximum floor-to-lot area ratio [FAR] guideline. Project includes Planning Commission Review of a Coastal Development Permit.)

**(Review After Final for material changes to the front wall and construction of a new concrete pond. Project requires compliance with Planning Commission Resolution No. 015-11.)**

**FINAL REVIEW****B. 1900 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-083-020  
Application Number: MST2011-00438  
Owner: John C Bedford, Trust  
Architect: Dennis Thompson  
Landscape Architect: Carol Gross

(Proposal for alterations to an existing 3,082 square foot one-story single-family residence consisting of alteration to siding material, window and door changes, installation of four new flat skylights. Proposed site alterations in the front yard consist of new patios, new block retaining walls up to four feet in height, removal of a 48-inch trunk diameter Pepper tree, construction of two trellises, and detached fireplace. The project includes 183 square feet of fill grading to create more level front yard area.)

**(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to Final Approval. Project Design Approval was granted on November 28, 2011.)**

**CONTINUED ITEM****C. 1865 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 021-141-034  
Application Number: MST2012-00028  
Owner: Jeffrey Jones  
Designer: Don Gragg

(Proposal to construct a new two-story 2,693 square single-family residence and an attached 475 square foot two-car garage located on a 2.8-acre lot in the Hillside Design District. The original residence and accessory structures were destroyed in the Tea Fire. The proposed total of 3,168 square feet is 53% of the guideline floor-to-lot area ratio [FAR].)

**(Action may be taken if sufficient information is provided. Project was last reviewed on April 23, 2012.)**

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

Assessor's Parcel Number: 053-031-025  
Application Number: MST2012-00162  
Owner: David and Mary E. 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. Project was last reviewed on April 30, 2012).**

**PROJECT DESIGN AND FINAL REVIEW****E. 1121 WALNUT AVE****R-3 Zone**

Assessor's Parcel Number: 039-202-006  
Application Number: MST2011-00409  
Owner: Alamar II, LLC  
Architect: Murphy & Associates Architects  
Applicant: Dario Pini

(Proposal to demolish the existing 770 square foot one-story single-family residence and construct a new 1,885 square foot two-story single-family residence, including an attached 400 square foot two-car garage. The proposal includes a new 5-foot tall wood fence in the front yard. The proposed total of 1,885 square feet on a 6,750 square foot lot is 66% of the maximum guideline floor-to-lot area ratio [FAR]. The project will address violations in ENF 2011-00778.)

**(Project Design Approval is requested. Compliance with Tier 2 SWMP is required prior to granting of Final Approval. Project was last reviewed on January 30, 2012.)**

**NEW ITEM****F. 1815 GIBRALTAR RD A-1 Zone**

Assessor's Parcel Number: 021-082-029  
Application Number: MST2012-00159  
Owner: Darcie D. McKnight  
Architect: Tai Yeh

(Proposal for a 192 square foot, upper story addition and partial interior remodel to an existing 2,589 square foot split level single-family residence, including an attached two-car garage, located on a 47,916 square foot parcel in the Hillside Design District. The proposal also includes 50 cubic yards of grading, a new 105 linear foot, 4-foot tall retaining wall, a new patio and deck addition, replacement of all windows and doors, and replacement of the existing shake roof with a new shingle roof material. The proposed total of 2,589 square feet is 52% of the maximum guideline floor-to-lot area ratio [FAR].)

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

**NEW ITEM****G. 3505 LOS PINOS DR E-3/SD-1/SD-2 Zone**

Assessor's Parcel Number: 053-312-008  
Application Number: MST2012-00161  
Owner: Mary W. Shea Trust  
Agent: Mark Morando

(Proposal to permit "as-built" work to include approximately 12-foot entry columns and a 6.5-foot wood gate, to relocate a 3-foot tall wrought iron fence and site fencing, two fountains within the front yard, and to permit the raised deck, trellis, and spa in the rear yard. The parcel is currently developed with an existing 1,754 square foot one-story single-family residence, including an attached two-car garage, located on a 9,017 square foot lot. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)**

**NEW ITEM****H. 727 DOLORES DR E-1 Zone**

Assessor's Parcel Number: 035-103-014  
Application Number: MST2012-00171  
Owner: Benson Family Trust  
Architect: Ron Sorgman

(Proposal for a total of 279 square feet of one-story additions, and an interior remodel to an existing 2,684 square foot, two-story single-family residence. The proposal involves a new 55 square foot entry addition and a new 224 square foot one-story sunroom addition at the rear of the residence. The proposed total of 2,963 square feet, located on a 9,448 square foot lot in the Hillside Design District, is 84% of the maximum required floor-to-lot area ratio [FAR].)

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

**REVIEW AFTER FINAL****I. 1519 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-182-006  
Application Number: MST2010-00315  
Owner: Ron A. Sauer  
Architect: Amy Von Protz

(Proposal to demolish and rebuild 180 square feet of the existing dining room at the rear of the property and construct a new 180 square foot second-story deck addition to an existing 303 square foot deck, a 19 square foot residential addition to provide a connection between the house and the accessory space, a new 27 linear foot site wall and gate adjacent to the driveway, and replacement of all existing windows and doors to an existing two-story 3,349 square foot single-family residence, located on a 18,295 square foot lot in the Appealable Jurisdiction of the Coastal Zone. The proposed alterations are located within the 50-foot coastal bluff and within the 75-year sea cliff retreat line. The project includes Planning Commission review for a Coastal Development Permit. The proposed total of 3,368 square feet is 77% of the maximum guideline floor-to-lot area ratio [FAR].)

**(Review After Final for revisions to the approved landscape plan. Project requires compliance with Planning Commission Resolution No. 002-11.)**

**REVIEW AFTER FINAL****J. 4119 SAN MARTIN WAY****R-2/SD-2 Zone**

Assessor's Parcel Number: 059-212-037  
Application Number: MST2010-00272  
Owner: Dana and Renee Longo  
Contractor: Skyline Construction  
Architect: Toby Long Design

(Proposal for a new, two-story, 1,912 square foot single-family modular residence with an attached, two-car, 400 square foot garage on a 5,914 square foot parcel. The proposed total of 2,312 square feet is 87% of the maximum floor to lot area ratio guideline for an R-2 residential zoned parcel. The proposal includes a vegetated roof over the garage. The project received Staff Hearing Officer approval on 11/3/10 [Resolution No. 056-10] to allow less than the minimum dimension for the required open yard and to provide a portion of the open yard in the front setback and front yard.)

**(Review After Final for changes to the landscape plan.)**