



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Actions on the Consent Calendar agenda are reported to the Full Board at the 3:00 p.m. meeting on the same day. The Full Board has the discretion to ratify or not ratify the Consent actions.

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.

630 Garden Street

11:00 A.M.

Monday, August 27, 2007

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CONTINUED ITEM

A. 1588 LA CORONILLA DR

E-1 Zone

Assessor's Parcel Number: 035-301-001

Application Number: MST2007-00093

Owner: James and Lynn Sturgeon, 2004 Family

Architect: Chris Manson-Hing

(Proposed exterior alterations to the south, east and west elevations of an existing 2,708 square foot three-story single-family residence and a 432 square foot attached two-car garage located on a 27,282 square foot lot in the Hillside Design District. The proposal includes the construction of a raised driveway and stairs, new landscaping, a drainage swale, and rebuilding the existing entry bridge. Modifications are requested for alterations to an existing structure in the front-yard setback and to locate a raised stairway in the side-yard setback. The residence has a FAR of 0.11)

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

Preliminary Approval of the project with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code, and continued indefinitely to the Consent Calendar. Applicant to provide color board and materials.

FINAL REVIEW**B. 1121 QUINIENOS ST****R-2 Zone**

Assessor's Parcel Number: 017-141-012
Application Number: MST2006-00277
Owner: Robles 2000 Revocable Trust
Owner: Ben Robles
Architect: Brian Nelson

(Proposal to construct a 3,458 square foot two-story residence and attached 500 square foot two-garage on a 11,275 square foot lot. The proposal includes demolition of the existing 951 square foot single-family residence, detached 551 square foot two-car garage, and existing 117 square foot accessory structure. The proposal would result in a FAR of 0.31.)

Postponed one week.

FINAL REVIEW**C. 1046 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-203-004
Application Number: MST2007-00346
Owner: Stewart Hudnut
Contractor: John Madden Construction Incorporated

(Proposal for a 92 square foot first-floor addition to an existing 3,213 square foot single-family residence and minor alterations including: replacement of windows and doors, removal and reinstallation of existing clay tile roof, and removal of roof overhangs. The proposal will result in a total square footage of 3,370 on the 12,805 net square foot lot and has a FAR of 0.26.)

Final Approval with the following conditions: 1) insert new B.1 sheet; 2) provide letter from Arborist.

FINAL REVIEW**D. 190 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-010-031
Application Number: MST2007-00252
Owner: Johann Jung and Norma Revocable Trust
Architect: AB Design Studio

(Proposal to construct a 574 square foot one-story addition to an existing 1,216 square foot single-family residence. The proposal plans to reduce the existing detached two-car garage from 810 to 593 square feet. The residence is located on a 9,671 square foot parcel in the Hillside Design District. The proposal would result in a FAR of 0.22.)

Final Approval as submitted.

CONTINUED ITEM**E. 812 LARGURA PL****A-1 Zone**

Assessor's Parcel Number: 029-110-034
 Application Number: MST2007-00394
 Owner: Elizabeth Vos

(Proposal for revision to approved building permit BLD2006-0273 to: 1) omit demolition of area adjacent to kitchen and obtain as-built approval. 2) replace existing siding to match existing walls. 3) keep the existing first-floor deck and obtain as-built approval. Staff Hearing officer approval is requested for a modification for the "as-built" deck encroaching into the interior-yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

Continued to the Staff Hearing Officer with the following comments: 1) the exterior light fixture shall used with a motion detector. 2) privacy screening of three cypress trees to be planted at least 6 feet tall. 3) applicant is to provide decibel specifications of HVAC unit under deck. If the noise level exceeds City standards, applicant is to construct walls on both sides of unit. 4) applicant to provide a letter from the landscaper regarding the feasibility of trees in this location. 5) the project should be reviewed by the SFDB landscape architect when returning to Consent Calendar after SHO hearing.

NEW ITEM**F. 32 E JUNIPERO ST****E-1 Zone**

Assessor's Parcel Number: 025-123-006
 Application Number: MST2007-00380
 Owner: John and Les White
 Applicant: Christophe De Rose
 Designer: Christophe De Rose

(Proposal for 24 square feet first-floor projecting window addition in existing master bathroom. Proposed wood screen in existing arch. Proposed garden wall (7'11" high). Proposed Tile roof for existing BBQ and proposed small fountain in interior-yard fronting Junipero Street. Addresses the four violations per ZIR2006-00398. The proposal would result in a FAR of 0.26.)

(PROJECT IS ABOVE 85% MAXIMUM FAR OF 3,690 SQUARE FEET.)

Postponed due to applicant's absence.

 Consent Calendar reviewed by Glen Deisler

Adjourned at 11:20 a.m.