



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, January 28, 2008

11:00 A.M.

630 Garden Street

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Alternate)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Representative)
GLEN DEISLER (Consent Calendar Representative)
GARY MOSEL
DENISE WOOLERY (Consent Calendar Alternate)

CITY COUNCIL LIAISON: GRANT HOUSE

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
GLORIA SHAFER, Commission Secretary

Actions on the Consent Calendar agenda are reported to the Full Board at the next regular Full Board meeting. 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. Consent Calendar begins at 11:00 a.m. If applicants are not in attendance when their item is announced, the item will be moved to the end of the calendar agenda.

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.

Posting Notice: On Thursday, January 24, 2008 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

FINAL REVIEW**A. 1121 QUINIENTOS 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 an attached 500 square foot two-car 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 proposed total square footage of 3,458 is 88% of the maximum guideline FAR.)

Public comment: a letter from Paula Westbury was received.

Final Approval as noted with the comment that the gable is eliminated for solar encroachment.

NEW ITEM**B. 1312 DOVER RD E-1 Zone**

Assessor's Parcel Number: 019-202-001
Application Number: MST2008-00014
Owner: Patricia Eder-Friedel
Architect: Kelly Kish

(Proposal for a 285 square foot enclosure of a ground level deck and a 129 square foot enclosure of a second-story deck for an existing 2,703 square foot two-story single-family residence on a 16,771 square foot lot in the Hillside Design District. The total proposed square footage on the site, including the existing 272 square foot accessory building, is 71% of the maximum guideline FAR.)

(PUBLIC HEARING. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Preliminary Approval 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 with the following comments: 1) study the east elevation configuration; 2) study consistency of railings.

NEW ITEM**C. 55 SANTA TERESITA WAY**

Assessor's Parcel Number: 055-030-066
Application Number: MST2008-00021
Owner: Fredrick C. and Patricia E. Glenwinkel
Architect: Rex Ruskauff

(Proposal for a 381 square foot second-story addition for an existing 2,168 square foot two-story single-family house, including attached 476 square foot two-car garage. The project is located on a 4.5 acre lot in the Hillside Design District. The proposed total of 2,549 square feet is 37% of the maximum guideline FAR.)

(PUBLIC HEARING. ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Preliminary Approval 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, with the following comments: 1) the deck should be no higher than 10 inches above grade in the setback 2) study the posts supporting the second floor to appear thicker and sturdier 3) study the larger overhang at the addition to define its support and differentiate it from the existing smaller overhangs. support.

FINAL REVIEW**D. 2135 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-004
Application Number: MST2007-00640
Owner: Peter Duda
Architect: Dwight Gregory

(Proposal to construct a 147 square foot first-story addition and a 19 square foot second-story addition, a 237 square foot first-floor deck, modify the entry porch, and interior remodel. The existing 2473 square foot single-family residence with a detached two-car garage is located on a 16,502 square foot lot in the Hillside Design District. The proposed total 3,134 square feet is 71% of the maximum guideline FAR.)

Postponed indefinitely due to the applicant's absence.

NEW ITEM**E. 1733 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-002

Application Number: MST2008-00029

Owner: Jean B. Bacon 1988 Trust 3/24/88

Designer: Steve Wilson

(Proposal for a 323 square foot one-story addition to an existing 3031 square foot one-story single-family residence. The project is located on a 1.37 acre lot in the Hillside Design District. The proposed total of 3,271 square feet is 62% of the maximum guideline FAR.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Preliminary Approval 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, with the following comments: 1) provide photo from the street; 2) show structural details; 3) provide screening from neighbors.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items B, C, and E, reviewed by Denise Woolery. Consent Calendar ended at 12:00 p.m.