



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, May 05, 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: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

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

Website: www.SantaBarbaraCa.gov

PLEASE BE ADVISED

Consent Items were reviewed in the David Gebhard Public Meeting Room at 630 Garden Street in a sequential manner as listed on the Consent Calendar Agenda. Applicants were advised to approximate when their item would be heard and were asked to arrive 15 minutes prior to the item being announced. If applicants were not in attendance when the item was announced for hearing the item, the item would be moved to the end of the calendar agenda.

The applicant's presence was suggested so that the applicant could answer questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancelled or postponed an item without providing advance notice, the item would be postponed indefinitely and would not be placed on the following Single Family Design (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. If you have any questions or wish to review the plans, please contact Tony Boughman, Planning Technician, at (805) 564-5470 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday. Or by email at tboughman@santabarbaraca.gov. Please check our website to verify closure dates.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in these meetings, 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.

NOTICE: That on Thursday, May 1, 2008, at 3:00 p.m., 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.

FINAL REVIEW**A. 118 CALLE BELLO A-2 Zone**

Assessor's Parcel Number: 015-340-007
 Application Number: MST2007-00385
 Owner: Gertman Paul & Marianne
 Architect: Bildsten & Sherwin

(Proposal for 248 cubic yards of grading excavation and fill grading and sitework for new landscaped terrace and pool, enclosed pool house, open pergola, new solar photovoltaic panels and solar water heating panels on the southern, sloped portion of the 1.1 acre parcel in the Hillside Design District.)

(Final approval of landscape plan is requested.)

Final Approval of Review After Final changes to landscape plan as submitted.

NEW ITEM**B. 2411 ANACAPA ST E-1 Zone**

Assessor's Parcel Number: 025-072-009
 Application Number: MST2008-00192
 Owner: Sugar Robert L/Joan H
 Architect: Gretchen Zee

(Proposal to replace existing retaining wall, driveway, walkways, and replace wood railing with wrought iron railing at rear deck, and addition of new landscape railings, two new wrought iron gates, and new front hedge. The existing single-family residence is located in the Mission Area Special Design District.)

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

Final Approval as submitted 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 conditions: **1)** The project is compatible with the neighborhood; **2)** Uses quality materials; and **3)** The character goes well with house.

NEW ITEM**C. 514 DE LA VISTA AVE R-2 Zone**

Assessor's Parcel Number: 029-032-004
 Application Number: MST2008-00201
 Owner: White Patricia L
 Architect: Patrick Marr

(Proposal to expand an existing second-floor deck by reducing second-floor living space by 30 square feet. The proposal includes replacing the second-floor windows, changing the existing railing material from wood to wrought iron, and adding an eyebrow roof on the rear elevation below the second-floor deck. The existing 3,107 square foot two-story single-family residence is located on a 5,200 square foot lot.)

(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 conditions: 1) The project is compatible with the neighborhood; 2) Work is improved; 3) Mass is reduced; 4) Applicant to provide colors, light fixtures, and door and window details. **Continued one week back to Consent Calendar Review.**

NEW ITEM

D. 720 FLORA VISTA DR E-1 Zone

Assessor's Parcel Number: 041-382-004
 Application Number: MST2008-00193
 Owner: Svensson, Nicklas

(Proposal to remove existing composition roof shingles and underlayment and replace with underlayment and standing seam, metal roof system in "weathered copper" color.)

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

Final Approval as submitted 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 the project is compatible with the neighborhood.

FINAL REVIEW

E. 825 ROBLE LN E-1 Zone

Assessor's Parcel Number: 019-252-008
 Application Number: MST2008-00025
 Owner: Mark Bell
 Architect: Kent Mixon

(Proposal to remodel an existing 2,073 square foot single-family residence on a 8,180 square foot lot in the Hillside Design District. The project includes a 101 square foot addition to lower floor, demolishing and rebuilding existing stairs at west and east ends of house, replacement of all existing doors and windows, and change siding at main level to board and batten. Staff Hearing Officer approval of modifications are requested for encroachments into the interior, front, and open yards. The proposed total 2,174 square feet is 67% of the maximum FAR.)

Final Approval as submitted.

FINAL REVIEW

F. 1110 DEL SOL AVE E-3/SD-3 Zone

Assessor's Parcel Number: 045-062-012
 Application Number: MST2007-00611
 Owner: Hazard Family Trust 6/11/03
 Architect: Kathy Hancock

(Proposal for a new 306 square foot second-story, a 277 square foot first-floor addition, a new 448 square foot two-car garage, a 105 square foot front porch, and demolish the existing 191 square foot garage. The existing 1,519 square foot single-family residence is located on a 7,600 square foot lot. The proposed total of 2,550 square feet is 82% of the maximum FAR.)

Postponed one week at the applicant's request.

FINAL REVIEW**G. 112 ONTARE HILLS****A-1 Zone**

Assessor's Parcel Number: 055-160-058
Application Number: MST2007-00430
Owner: Wade and Jil Crang
Architect: Bill Wolf

(Proposal to construct a 5,237 square foot two-story single-family residence which includes an attached 750 square foot three-car garage on a vacant 1.17 acre lot in the Hillside Design District. The proposal includes a second-story balcony, covered veranda, swimming pool, spa, and 460 cubic yards total of cut and fill grading. The proposed total of 5,237 square feet is 103% of the maximum guideline FAR.)

Public comment: Tim Sullivan, adjacent neighbor, concerned with screening new house while preserving distant views.

Final approval with the following conditions: 1) Coast Live Oak trees to be provided in 24 inch box size minimum. 2) Exterior light fixtures to have obscured glass and wattage to be kept low.

FINAL REVIEW**H. 2309 FOOTHILL LN****A-1 Zone**

Assessor's Parcel Number: 021-101-009
Application Number: MST2008-00062
Owner: Greg W. Anthony
Architect: Bill Wolf

(Proposal for a 645 square foot second-story addition to an existing 2,784 square foot two-story single-family residence including 678 square foot attached three-car garage. The proposal includes roof pitch and height alterations to one-story portions of the building. The project is located on a 1.6 acre lot in the Hillside Design District. The proposed total of 3,462 square feet is 65% of the maximum guideline FAR.)

Final Approval with the condition that rafter tails are to be stained dark brown.

Items on Consent Calendar were reviewed by Glen Deisler and Denise Woolery. Consent Calendar ended at 12:40 p.m.