



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, July 28, 2008

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

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

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: STELLA LARSON

STAFF: JAIME LIMÓN, Design Review Supervisor
JOANNE LACONTE, Associate Planner
GLORIA SHAFER, 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 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. 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 Tony Boughman, Planning Technician I, at (805) 564-5470 between the hours of 8:30 a.m. to 4:00 p.m., Monday through Thursday, and every other Friday, or by email at tboughman@santabarbaraca.gov. 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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

POSTING: That on Wednesday, July 23, 2008 at 4:00 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.

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 on that day.

FINAL REVIEW

A. 1294 BEL AIR DR

E-1 Zone

Assessor's Parcel Number: 049-231-002
Application Number: MST2008-00159
Owner: Peter and Celia Miko
Architect: John Beauchamp

(Proposal for a 604 square foot addition to an existing 2,602 square foot one-story single-family residence including a 507 square foot attached garage and 193 square foot accessory structure. The proposal includes a 45 square foot addition to an existing 193 square foot detached accessory structure. The project is located on a 10,036 square foot lot in the Hillside Design District. Staff Hearing Officer approvals for encroachments into the interior and front setbacks are requested.)

Final Approval with the following conditions: 1) extend the turf to the edge of the large planter on the west side of the driveway; 2) provide cut sheet of the lighting; glass shall be seeded or obscure (not clear); 3) provide Staff with a detail of the garage door without the surround.

FINAL REVIEW

B. 55 SANTA TERESITA WAY

A-1 Zone

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

(Revised 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.)

Final Approval with the following condition that the new lighting at the second floor deck is to match the existing front door lighting.

NEW ITEM**C. 1560 LA VISTA DEL OCEANO DR E-1 Zone**

Assessor's Parcel Number: 035-170-013
Application Number: MST2008-00335
Owner: John and Gloria Buczek Living Trust
Engineer: Dennis R. Lachaine

(Proposal for a retaining wall varying in height from one to eight feet along the southerly property line. The project includes 48 cubic yards of cut and 48 cubic yards of fill grading and is located on a 14,944 square foot lot with a single-family residence.)

(Action may be taken if sufficient information is provided. Project requires Short-Term Construction-Related Conditions of Approval.)

Continued indefinitely with the following comments: 1) retaining wall stucco finish is to match the existing house, or a darker shade; 2) applicant to resolve railing safety issues, not to exceed a maximum of eight (*) feet in height; 3) provide an elevation for the railing.

NEW ITEM**D. 602 E CALLE LAURELES A-1 Zone**

Assessor's Parcel Number: 055-160-049
Application Number: MST2008-00353
Owner: Nicholas J. Koonce
Architect: Ken Kruger

(Proposal to extend the roof of an existing 2,364 square foot two-story single-family residence to cover 702 square feet of an existing attached deck. The project is located on a three acre lot in the Hillside Design District)

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

Final Approval as submitted.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:00 p.m.