



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, July 12, 2010

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

PAUL ZINK, CHAIR
GLEN DEISLER, VICE-CHAIR (Consent Calendar Representative)
BERNI BERNSTEIN
ERIN CARROLL (Consent Calendar Alternate)
BRIAN MILLER
DENISE WOOLERY (Consent Calendar Representative)
JAMES ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: MICHAEL JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor
TONY BOUGHMAN, Planning Technician
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 at (805) 564-5470 extension 4539, or by email at tboughman@santabarbaraca.gov. Our office hours are 8:30 a.m. to 4:00 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. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

NOTICE: On Wednesday, July 07, 2010, the 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.

CONTINUED ITEM

A. 960 W MOUNTAIN DR

A-1 Zone

Assessor's Parcel Number: 021-050-057
Application Number: MST2009-00149
Owner: Pike B. Riegert
Architect: Jeff Shelton

(Proposal to construct a new two-story 2,054 square foot single-family residence with an attached 400 square foot garage on a vacant 5.58 acre lot in the Hillside Design District. The project includes 448 cubic yards of grading. The proposed total of 2,454 square feet is 33% of the maximum guideline floor to area ratio.)

(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)

Continued to the Staff Hearing Officer meeting on July 14, 2010 with the following comments: 1) The front setback encroachment is supportable. 2) The project is within the building envelope approved by Planning Commission. 3) The project is minimally intrusive into the setback. 4) A majority of encroachment is subterranean. 5) The proposed guest-parking is acceptable.

FINAL REVIEW

B. 1557 LA CRESTA CIR

E-1 Zone

Assessor's Parcel Number: 035-033-019
Application Number: MST2010-00002
Owner: A Very Useful American Family 2009
Architect: Justin Van Mullem

(Proposal to construct a 223 square foot second-floor addition, a 253 square foot first-floor addition, and an 80 square foot addition to the garage for an existing 2,641 square foot two-story single-family residence and attached 401 square foot two-car garage. The project includes permitting and revising "as-built" site walls, fences, gates, and columns to comply with height limits at the front of the property, and removal of a pool and re-landscaping the area that encroaches onto City property. The proposed total of 3,598 square feet on the 10,240 square foot lot in the Hillside Design District is 96% of the maximum floor to lot area ratio.)

Final approval as submitted.

REVIEW AFTER FINAL**C. 68 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 015-151-011
 Application Number: MST2009-00044
 Owner: Anthony and Sabrina Papa Trust
 Architect: James Zimmerman

(Proposal for a 234 square foot addition to the rear of an existing 2,418 square foot two-story single-family residence with a 403 square foot attached garage. the proposal also includes the demolition of existing balcony and deck, roof material change to clay s-tile, 84 square feet of new second-floor balconies, and removal of the as-built Jacuzzi. The proposed total of 3,055 square feet on the 14,930 square foot lot in the Hillside Design District is 70% of the maximum floor to area ratio.)

(Review After Final for miscellaneous architectural changes. The changes are to eliminate a portion of previously approved addition, add a second-story balcony on northwest elevation, expand previously approved second-story, remove second balcony on southwest elevation, window changes on southwest and northwest addition, and add a new chimney on southeast elevation.)

Approval of the Review After Final as submitted.

FINAL REVIEW**D. 282 LOMA MEDIA RD E-1 Zone**

Assessor's Parcel Number: 019-272-011
 Application Number: MST2010-00134
 Owner: Alessandro Castellarin
 Architect: Brett Ettinger

(Proposal for a 461 square foot second-floor addition to an existing 2,495 square foot two-story single-family residence. The project includes enclosing the existing attached carport to create an attached 457 square foot two-car garage and interior remodeling. Staff Hearing Officer approval of a Modification is requested for alterations to the carport located in the front setback. The proposed total of 3,412 square feet on the 15,217 square foot lot in the Hillside Design District is 78% of the maximum guideline floor to lot area ratio.)

(Project requires compliance with Staff Hearing Officer Resolution No. 031-10.)

Postponed one week at the applicant's request.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.