



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 next regular 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. 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, September 24, 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.

REVIEW AFTER FINAL

A. 1242 BEL AIR DR

E-1 Zone

Assessor's Parcel Number: 049-231-014
Application Number: MST2005-00834
Architect: Hugh Twibell
Owner: Peter Parish

(The proposal is for a 362 square foot first-floor addition to an existing 1,944 square foot, one-story, single-family residence with an attached 448 square foot two-car garage. Lot size is 12,775 square feet located in the Hillside Design District. No grading is proposed. A modification is requested for encroachment into the interior setback.)

(Review after final for as-built roof-top HVAC ducts.)

Continued one week with the following comments: 1) Consider screening to tie in to the building;
2) Consider matching the existing building color.

CONTINUED ITEM**B. 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) Install a root barrier between the bamboo and drain pipe; 2) Verify that decibel level meets city standards, or provide sound barrier wall; 3) Exterior light fixture shall be triggered by a motion sensor.

NEW ITEM**C. 710 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-300-010
Application Number: MST2007-00471
Owner: Alphonso Sanchez
Agent: Eric Swenumson

(Proposal to construct a new 85 square foot one-story addition in an existing covered porch on a 1579 single-family residence with a detached two-car garage.)

(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.

NEW ITEM**D. 1857 E LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-083-009
Application Number: MST2007-00411
Owner: Trudy S. and J. Peter Kiers, Trustees
Owner: Peter Consos Javidi
Architect: W. David Winitzky

(Proposal to convert 177 square feet of garage area to habitable space, to alter 36 square feet of crawl space to garage space, to construct 165 square foot of additions, to remodel the interior space and to install new window and doors to an existing 1773 square foot dwelling with an attached one-car garage and a detached one-car garage in the Hillside Design District. When completed the proposal will result in a 1833 square foot single-family residence with an attached one-car garage and a detached one-car garage. The proposed FAR is .12.)

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

Final 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) Finish and color to match existing; 2) Roof rafter tails to match existing; 3) Reproduce lighting cut sheet on plans; 4) New retaining walls to be stone or plaster.

Consent Calendar items reviewed by Glen Deisler, with the exception of Item B reviewed by Erin Carroll and Glen Deisler.

Meeting adjourned at 12:10 p.m.