



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

630 Garden Street

11:00 A.M.

Monday, November 05, 2007

BOARD MEMBERS:

WILLIAM MAHAN, CHAIR
PAUL ZINK, VICE-CHAIR (Consent Calendar Alternate)
BERNIE 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. 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 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.

FINAL REVIEW**A. 2131 RED ROSE WAY****E-3 Zone**

Assessor's Parcel Number: 041-252-045
Application Number: MST2007-00332
Owner: Sylvio Cunha
Architect: Emilio Casanueva

(Proposal to construct a 1,777 square foot two-story single family residence and an attached 400 square foot two-car garage. The existing 960 square foot house on the 5,500 square foot lot will be demolished. The proposed total of 2,177 is 85% of the maximum FAR.)

Continued one week with the following comments: 1) Rust or brown colors as shown are acceptable for the entire house, note color and texture on plans. If the green color is proposed it shall be approved by the Full Board. 2) Specify windows, doors, garage door, and exterior light fixtures. 3) Show construction details including door and window sections, parapet, cornice, chimney cap, pipe railings, railing cap, steps, and canopy over front door. 4) Provide a roof plan showing details solving the flat roof drainage problem and provide details and locations of scuppers, gutters, and downspouts. 5) Provide a three-way switch in garage for front light. 6) Exterior lights should be mounted higher.

FINAL REVIEW**B. 111 BURTON CIR****R-4/SD-3 Zone**

Assessor's Parcel Number: 033-063-007
Application Number: MST2007-00227
Owner: Paul and Jill Cook
Architect: Ted Meeder
Agent: Larry Carbone

(Proposal to convert a 1,714 square foot two-story duplex into a 1,647 square foot two-story single-family residence, and attached 453 square foot two-car garage on a 3,405 square foot lot. The project consists of exterior alterations and additions of 42 square feet of living space and 386 square feet of garage space. The proposal includes the abatement of violations regarding as-built garage space converted to habitable space. The proposal would result in a FAR of 0.67.)

Continued one week with the following comments: 1) Wrought-iron should be blackish-brown. 2) Specify and show on plans the light fixtures at doors and balcony. 3) Provide a detail of the downspout.

NEW ITEM**C. 1215 MIRACANON LN****E-1 Zone**

Assessor's Parcel Number: 035-470-004
Application Number: MST2007-00144
Owner: Gloria Montano

(Proposal for approval of landscaping and "as-built" retaining walls at the rear of a single-family residence in the Hillside Design District)

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

Final Approval with the following conditions: 1) Plant ceanothus at top ½ of slope and cotoneaster at bottom ½ of slope. 2) Plant wall blocks with vines. 3) Get Fire Department approval for the landscape plan.

NEW ITEM**D. 3207 CAMPANIL DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-110-012
Application Number: MST2007-00522
Owner: A. Barry Cappello, Trustee
Contractor: Waterfall Electric

(Proposal to install emergency generator and propane tank for a single-family residence in the Hillside Design District. Project requires a Coastal Exemption.)

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

Final Approval with the condition that generator, enclosure, and propane tank are to be located as the Zoning Ordinance requires, to be outside all setbacks and outside remaining front yard.

The Consent Calendar meeting ended at 11:50 a.m. The Consent Calendar was reviewed by William Mahan; with the exception of landscaping for Item C reviewed by Erin Carroll.