



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, December 17, 2007 **11:00 A.M.** **630 Garden Street**

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. Consent Calendar begins at 11:00 a.m. 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.

Posting Notice: On Thursday, December 13, 2007 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.

FINAL REVIEW**A. 1903 COYOTE CIR****A-1 Zone**

Assessor's Parcel Number: 021-170-001
Application Number: MST2007-00467
Owner: Nick Vasiloff
Designer: Ray Ames
Contractor: Holmes Construction

(Proposal for a new 1,081 square foot second-story and a 200 square foot first-floor addition. The existing 2,688 square foot one-story single-family residence including attached 407 square foot two-car garage is located on a 35,647 square foot lot in the Hillside Design District. The proposed total of 3,969 square feet is 81% of the maximum guideline FAR.)

Final Approval as noted.

FINAL REVIEW**B. 614 N VOLUNTARIO ST****R-2 Zone**

Assessor's Parcel Number: 031-190-034
Application Number: MST2007-00412
Owner: Jose Luis Perez
Architect: Jose Esparza

(Proposal to add a 495 square foot second floor addition to an existing two-story 2,038 square foot single-family residence. The project will result in a 2,533 square foot single-family residence including the 475 square foot two-car garage on the 5,850 square foot lot. The proposal has a FAR of 0.43 and is 95% of the maximum guideline FAR.)

Postponed one week.

CONTINUED ITEM**C. 255 SAN RAFAEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-005
Application Number: MST2007-00564
Owner: Jeffrey M. and Jennifer A. Davis
Architect: Dawn Sherry

(Proposal for a 892 square feet of single-story additions, a 588 square foot roof deck, 2 rear decks [275 square feet and 350 square feet], and a 44 square foot addition to the existing front porch. The existing 1,194 square foot one-story single-family residence and attached 386 square foot attached two-car garage is located on a 7,520 square foot lot. The proposed total of 2,472 square feet is 80% of the maximum FAR.)

(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 and continued one week to Consent Calendar with the following comments: 1) Align edge of deck so that it meets roof ridge. 2) Provide a color board and light fixture cut sheet. 3) Show chimney detail. 4) Show door and window details.

REFERRED BY FULL BOARD**D. 118 CALLE BELLO****A-2 Zone**

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

(Proposal for 248 cubic yards of grading excavation and fill grading and site-work 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.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Preliminary Approval and continued indefinitely to Consent Calendar with the following comments: 1) Provide a landscape plan. 2) Integrate Dark Bronz colors. 3) Provide lighting detail.

NEW ITEM**E. 1205 BEL AIR DR****E-1 Zone**

Assessor's Parcel Number: 043-280-001
Application Number: MST2007-00623
Owner: Harriet Mosson
Architect: Gale Goldberg

(Proposal to replace existing decking boards at 344 square foot lower-level deck and 430 square foot upper-level deck and stairs, and extend upper-level deck by 180 square feet and replace existing wood balusters with metal balusters and glass panels. The existing 3,193 square foot two-story residence including 444 square foot two-car garage is located on a 17,569 net square foot lot in the Hillside Design District.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)

Final Approval with the following conditions: 1) Use glass that does not have a mirrored surface. 2) Supporting column and beam to match railing color.

All items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:15 p.m.