



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

630 Garden Street

11:00 A.M.

Monday, June 2, 2008

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
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 (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).

NOTICE:

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. 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 May 29, 2008 at 4:00 p.m., 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.

GENERAL BUSINESS

Public Comment: Any member of the public may address the Single Family 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.

NEW ITEM

- A. 3718 LINCOLNWOOD DR** **E-3/SD-2 Zone**
Assessor's Parcel Number: 053-430-058
Application Number: MST2008-00248
Owner: Dominic and Regina Freking
(Proposal to construct a 95 foot long concrete masonry unit wall 6 feet inside the rear property line of a 7,500 square foot parcel.)

(Comments only; project requires environmental assessment.)

Final Approval of the project 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 condition to add a 3 foot gate for maintenance access through the fence. The quality of materials is fine, the neighbors have a similar condition of walls and fences, the project is not visible from the public right-of-way.

NEW ITEM B.**B. 940 FELLOWSHIP LN****E-1 Zone**

Assessor's Parcel Number: 041-157-001

Application Number: MST2008-00251

Owner: Antonia Gonzalez Trustee

Designer: Russell Banko Design and Construction

(Proposal to expand an existing 244 square foot one-car garage to a 372 square foot one-car garage on an existing 9,196 square foot lot in the E-1 zone in the Hillside Design District. The site is currently developed with a 1,140 square foot single-family residence. This proposal does not include any alterations to the existing residence.)

(Comments only; project requires environmental assessment.)

Final Approval of the project 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) exterior light to be downcast and centered over garage door; 2) paint garage door to match trim of house.

NEW ITEM**C. 1484 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-022-008

Application Number: MST2008-00253

Owner: George W. and Pamela J. Decker Jr. Trustees

Contractor: Michael Szymanski

(Proposal to replace 2 retaining walls with 2 new 3 foot tall by 80 foot long allen block walls near the center of a 27,000 square foot lot.)

(Comments only; project requires environmental assessment.)

Continued to Staff with the condition to show distance between retention walls accurately and provide a soils report. There are no negative visual issues with the proposed exposed allen block walls.

FINAL REVIEW**D. 731 E ANAPAMU ST****R-3 Zone**

Assessor's Parcel Number: 029-150-031
Application Number: MST2007-00530
Owner: Aaron Gilles
Designer: Don Swann

(Revised proposal no longer needs approval of a zoning modification. Proposal to construct a 1,792 square foot two-story single-family residence including 457 square foot attached garage. The existing 667 square foot two-story single-family residence and 167 square foot carport would be demolished. The project is located on a 3,767 square foot lot and the proposed total square footage of 1,792 is 81% of the maximum guideline FAR.)

Final Approval with the Short-Term Construction Related Conditions of approval document prepared by staff, and the condition that a revised letter from the City Attorney be obtained clarifying that the address for the access and utilities easement is 729 rather than 727 E. Anapamu Street.

Items on Consent Calendar were reviewed by Paul Zink. Consent Calendar ended at 12:35 p.m.