



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 08, 2008 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

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
 JOANNE LACONTE, Assistant Planner
 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, 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: On Wednesday, September 03, 2008 at 4:00 p.m., this 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 on that day.

FINAL REVIEW

A. 2290 LAS TUNAS RD A-1 Zone

Assessor's Parcel Number: 019-072-014
Application Number: MST2008-00262
Owner: Donald Oas
Agent: Sophie Calvin
Landscape Architect: Paul Wolthausen

(Proposal for a 134 square foot first-floor addition, a 580 square foot second-story addition, a 704 square foot three-car garage, a 218 square foot deck, and a 348 square foot covered porch, a new pool and spa, 1,550 cubic yards of grading to be balanced on the site, conversion of the existing garage to habitable space, and the demolition of 8 square feet of the garage. Existing development on the site includes a 3,184 square foot single-family residence and attached 693 square foot garage, and a 756 square foot accessory structure. The project is located on a 2 acre lot in the Hillside Design District. The proposed total of 6,043 square feet is 108% of the maximum guideline FAR.)

(Final approval of the architecture is requested.)

Final Approval as submitted of the architecture.

NEW ITEM

B. 1000 W MOUNTAIN DR A-1 Zone

Assessor's Parcel Number: 021-050-063
Application Number: MST2008-00403
Owner: Semler M. Barry
Agent: L&P Consultants
Landscape Architect: Charles McClure

(Proposal for a vegetation removal permit. The project includes erosion control and no grading is proposed. The as-built vegetation removal was for a previously approved development envelope on a 38,222 square foot vacant lot located in the Hillside Design District.)

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.

REVIEW AFTER FINAL**C. 120 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-262-017

Application Number: MST2007-00495

Owner: Immel Timothy Sean and Theresa Herzog

(Proposal to abate enforcement case for grading and to permit an additional 14 cubic yards of grading. Proposal also includes changes to the exterior texture and repaint the existing residence, detached garaged, and masonry retaining walls with a concrete semi-smooth mission finish. Replace iron railings on front balcony of the second floor, third floor and front entry deck, replace the tile on the existing front entry deck, replace existing rain gutters, and replace existing chainlink with 83 feet of wood fencing.)

(Review After Final to build/replace 42 feet of retaining wall and removal of approximately 10 cubic yards of soil.)

Continued one week with the following comments: 1) the wall is aesthetically supportable; 2) staff to research to see if wall on adjacent property can be approved as part of this project.

FINAL REVIEW**D. 1724 LA CORONILLA DR****E-1 Zone**

Assessor's Parcel Number: 035-081-006

Application Number: MST2008-00263

Owner: Duard W. Enoch III

Architect: Lesley Stearns

(Proposal to remodel an existing 2,324 square foot single-family residence, including existing 510 square foot attached garage. The project includes replacement of all windows and doors, new stucco exterior, alteration to roof, new skylight, new wall in front yard ranging from 42 to 72 inches in height, new chimney, remove existing patio structure and greenhouse window and small attached shed, interior remodel, and new landscaping. Staff Hearing Officer approval of modifications to allow alterations to the existing non-conforming residence in the front and interior setbacks is requested. Square footage will remain at 2,234 square feet on the 8,584 square foot lot in the Hillside Design District and is 70% of the maximum FAR.)

Continued one week with the following comments: 1) lessen the massive feel of the chimney; one suggestion is to separate the flues into two chimneys; 2) the heights of the gates or gate doors to be no taller than 42 inches; 3) colors are approved as submitted; 4) applicant to return with a more complete landscape plan showing final planting selection and irrigation system on the plans.

Items on Consent Calendar were reviewed by Glen Diesler, with the exception of landscaping for Items B, C, and D, reviewed by Erin Carroll.