



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

630 Garden Street

11:00 A.M.

Monday, July 14, 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](http://www.SantaBarbaraCa.gov)

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### 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](http://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](mailto: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 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:** That on Thursday, July 10, 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](http://www.SantaBarbaraCa.gov/sfdb).

**REVIEW AFTER FINAL****A. 2917 PASEO DEL REFUGIO****E-3 Zone**

Assessor's Parcel Number: 053-204-004

Application Number: MST2007-00370

Owner: Michael and Juneal Chenoweth Family Trust

Architect: Jason Grant

(Proposal for first-floor additions and a new second-story for an existing 1,453 square foot one-story single-family residence. The existing one-car garage and laundry room will be demolished. The project would result in a 2,960 square foot two-story residence including the 413 square foot two-car garage on a 9,000 square foot lot with a proposed FAR of 0.33.)

**(Review After Final for plans showing existing grade to be approximately 24 inches lower than approved, resulting in building height of 23' 7" instead of 22' 3".)**

Public comment: Jan Hochhauser, neighbor: concerned about height of second story and adequate landscape screening.

Approved as submitted of the Review After Final with the comment that the second story eaves may be reduced to project 18 inches at the applicant's discretion.

**FINAL REVIEW****B. 1141 HARBOR HILLS DR****E-1 Zone**

Assessor's Parcel Number: 035-314-004  
Application Number: MST2007-00438  
Architect: Amy Taylor  
Owner: Nancy Engstrom  
Owner: Fahlman Joyce Holliday Trustee

(Proposal for a 808 square foot addition and remodel for an existing one-story 3,353 square foot single-family residence on a 10,062 square foot lot in the Hillside Design District. The project includes repair of the foundation and the addition of a lower level under the rear of the residence. The proposed total square footage of 3,757 [counting 1/2 the basement] is 100% of the maximum FAR.)

Final Approval as submitted.

**NEW ITEM:PUBLIC HEARING****C. 1227 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-182-003  
Application Number: MST2008-00173  
Owner: Sam W. and Theresa Maphis IV  
Landscape Architect: Sam Maphis

(Proposal to construct a 378 square foot first-floor addition below an existing upper-level deck and an 80 square foot second-story addition to an existing 2,654 square foot two-story single-family residence including 400 square foot, attached, two-car garage. The proposal includes alterations to the existing second-story deck and an as-built 96 square foot thatched roof structure. The project is located on a 17,500 net square foot lot in the Hillside Design District. The total proposed 3,112 square feet is 71% of the maximum guideline FAR.)

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

Final Approval with light fixtures as noted, 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 , the project is compatible with the neighborhood, and compatible with the existing architecture.

Items on Consent Calendar were reviewed by Glen Deisler. Consent Calendar ended at 12:05 p.m.