



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, November 17, 2008**     **David Gebhard Public Meeting Room: 630 Garden Street**     **11:00 A.M.**

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**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 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](http://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 II, 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 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 Thursday, November 13, 2008 at 10:00 a.m., this Agenda was 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).

**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.

### **NEW ITEM**

**A. 1405 SANTA ROSA AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-183-007  
Application Number: MST2008-00508  
Owner: Gordon McKay  
Architect: Rex Ruskauff

(Proposal to permit the as-built conversion of an existing 598 square foot attached two-car garage to habitable floor area and to construct a new 400 square foot detached two-car garage. The project will abate enforcement case ENF2008-00691. The existing two-story residence is located on a 12,658 square foot lot. The proposed total of 4,081 square feet is 100% of the maximum FAR.)

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

Continued one week to Full Board.

### **CONTINUED ITEM**

**B. 707 CHIQUITA RD E-2 Zone**

Assessor's Parcel Number: 031-132-009  
Application Number: MST2008-00389  
Owner: John Kevin Gleason  
Architect: Robert Mehl

(Proposal to construct a new 95 square foot trellis at the front of an existing single-family residence on a 13,073 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a zoning modification is requested for the trellis to encroach into the front setback.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 084-08.)**

Final Approval as noted 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 a downlight in trellis as noted on plans.

**NEW ITEM****C. 118 ROMAINE DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-324-009  
Application Number: MST2008-00510  
Owner: Kristin Wray  
Architect: Richard Redmond

(Proposal to permit the as-built installation of two new second-floor windows, change the size of two windows, and eliminate one window and two skylights at an existing two-story single-family residence.)

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

Public Comment: Joe Guzzardi spoke with privacy concerns about the large new window.

Continued one week to Full Board.

**FINAL REVIEW****D. 1704 PATERNA RD E-1 Zone**

Assessor's Parcel Number: 019-184-008  
Application Number: MST2008-00208  
Owner: Eileen Haber  
Architect: Doug Reeves

(Proposal for repairs, remodeling, and 555 square feet of first-floor additions for an existing 2,863 square foot two-story single-family residence that was damaged by fire. The proposal includes a new driveway and two uncovered parking spaces in addition to the existing 340 square foot two-car garage, the proposed total of 4,395 square feet on the 17,605 square foot lot in the Hillside Design District is slightly less than 100% of the maximum guideline FAR.)

Final Approval with conditions: 1) Install smart controller for landscape irrigation. 2) No exposed-bulb light fixtures. 3) Project is consistent with the historic character of the original architecture.

**REVIEW AFTER FINAL****E. 1541 CLIFF DR E-3/SD-3 Zone**

Assessor's Parcel Number: 045-031-001  
Application Number: MST92-00050  
Applicant: Jim Zimmerman

(Addition of 1,381 square feet and new two-car garage for existing 1,050 square foot single-family residence.)

**(Review after final for change of deck railing from steel to PVC pipe.)**

Final Approval as submitted. The proposed material change is compatible with the architecture.

**FINAL REVIEW****F. 175 LOMA MEDIA RD****E-1 Zone**

Assessor's Parcel Number: 019-261-012  
Application Number: MST2008-00090  
Owner: Greg Tatham Living Trust  
Architect: Gregory Rech, Architects West  
Applicant: Steve Wilson

(Proposal for a 688 square foot two-story addition to an existing 1,468 square foot two-story single-family residence. The existing 402 square foot detached two-car carport will remain on the 13,014 square foot lot in the Hillside Design District. The proposal includes a covered terrace at rear upper level. Staff Hearing Officer approval of a modification is requested to provide open yard area in one of the two front yards. The proposed total of 2,558 square feet is 62% of the maximum FAR.)

Public comment: Dan Trotti, in support of the project.

Final Approval with conditions: 1) If required by high fire code, use of wrought iron railing or cable rail is an acceptable substitute. 2) Doors and windows installation details to match existing using Hardy trim. 3) Light fixtures at deck as noted plans.

**FINAL REVIEW****G. 2211 WHITE AVE****E-3 Zone**

Assessor's Parcel Number: 041-252-037  
Application Number: MST2008-00308  
Owner: Oliviander LLC  
Architect: Kent Mixon

(Proposal for a 363 square foot first-floor addition and a new 408 square foot second-story for an existing 959 square foot one-story single-family residence. The proposal includes 471 square feet of first-floor decks and a 102 square foot second-floor deck. Parking would be provided in a new 234 square foot one-car carport attached to the house and also attached to the existing 220 square foot one-car carport. This application will abate the unpermitted setback encroachments noted as violations in Zoning Information Report 2008-00039. The proposed total of 2,183 square feet on the 5,486 square foot lot is slightly less than 85% of the maximum FAR. Staff Hearing Officer approval is requested for a modification to allow alterations to part of the existing house that is in the interior setback.)

Final Approval of the Architecture with conditions: 1) Plaster eaves as noted. 2) Lighting should not project upward where there is no overhang. 3) Plaster top of parapet walls as noted. 4) Return on Consent Calendar with landscape and irrigation plans showing a permeable ribbon driveway to garage and carport.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping reviewed by Erin Carroll. Staff Present: Tony Boughman, Planning Technician II.