



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

**Monday, January 7, 2008**

**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

**[www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)**

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](http://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.

**CONTINUED ITEM****A. 129 CALLE BELLO****A-2 Zone**

Assessor's Parcel Number: 015-340-005  
Application Number: MST2007-00193  
Owner: Oscar Ball  
Designer: Ubaldo Diaz

(Revised project description: Proposal to remove an unpermitted storage shed and deck. The proposal includes removal of the existing allan block walls and construction of new retaining walls ranging from 3'-6" to 7'-0" in height. The project is located in the Hillside Design District on a 1.72 acre site. This proposal will abate the violations outlined in ENF2007-00051 and ENF2007-00692.)

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

**NEW ITEM****B. 2135 RIDGE LN****A-2 Zone**

Assessor's Parcel Number: 025-282-004  
Application Number: MST2007-00640  
Owner: Peter Duda  
Architect: Dwight Gregory

(Proposal to construct a new 147 s.f. first story addition and 19 s.f. second story addition, new 237 s.f. first floor deck, modify entry porch, interior remodel on an existing 2473 s.f. single family residence with a detached two car garage.)

**FINAL REVIEW****C. 118 CALLE BELLO****A-2 Zone**

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

(Proposal for 248 cubic yards of grading excavation and fill grading and sitework 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.)

**FINAL REVIEW****D. 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.)

**FINAL REVIEW****E. 1266 SAN MIGUEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-050-023  
Application Number: MST2007-00459  
Owner: Jonni Collins  
Applicant: Brian McAdams  
Architect: Alliance Design Group

(Proposal to construct a 408 square foot second-story addition, a 116 square foot first-floor addition, and a 509 square foot second-story deck to an existing 1,051 square foot one-story single-family residence with an attached 228 square foot one-car garage located on a 6,000 square foot lot in the Hillside Design District. The proposed total of 1,803 square feet is 67% of the maximum FAR.)

**FINAL REVIEW****F. 1943 GRAND AVE R-2 Zone**

Assessor's Parcel Number: 025-344-004  
Application Number: MST2007-00015  
Owner: Gerald Constantine and Janean S.E. Comati  
Architect: Jeff Shelton  
Contractor: Dan Upton Construction, Inc.

(Proposal for remodeling and additions to an existing 1,968 square foot two-story single-family residence on a 7,018 square foot lot in the Mission Area Special Design District. The proposal would add 633 square feet of living area, two attached 242 square foot one-car garages, and 284 square feet of roof decks. The proposed total of 3,085 square feet is 104% of the maximum guideline FAR.)

**NEW ITEM****G. 8 CAMINO VERDE E-1 Zone**

Assessor's Parcel Number: 019-282-031  
Application Number: MST2007-00582  
Owner: David Jay  
Architect: Bryan Pollard

(Proposal for a 201 square foot addition, demolition of 51 square feet of the existing two-car garage, conversion of the existing 431 square foot basement storage to habitable space, and exterior remodeling. The existing 3,158 square foot single-family residence including 591 square foot attached two-car garage is located on a 13,823 square foot lot in the Hillside Design District. The existing residence is four stories including basement. The total proposed total of 3,309 square feet is 78% of the maximum FAR. Staff Hearing Officer approval of modifications for encroachments into required front yard and open yard are requested.)

**(PUBLIC HEARING. COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND STAFF HEARING OFFICER APPROVAL OF MODIFICATIONS.)**

**NEW ITEM****H. 16 E QUINTO ST****E-1 Zone**

Assessor's Parcel Number: 025-072-022

Application Number: MST2007-00632

Owner: Steven B. Sharpe

Architect: Donald Sharpe

(Proposal to permit a 130 square foot as-built enclosure of an existing second floor exterior balcony. This is to abate ENF2007-00900. The existing 2,731 square foot two-story single-family residence, including two-car garage, is located on a 19,250 square foot lot in the Mission Area Special Design District.)

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