



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, March 02, 2009**

**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  
TONY BOUGHMAN, Planning Technician  
GLORIA SHAFER, Commission Secretary

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

**APPEALS:** 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 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 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 February 26, 2009 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).

**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. 217 CONEJO RD**

**A-1 Zone**

Assessor's Parcel Number: 019-041-033  
Application Number: MST2009-00079  
Owner: Karen Silberstein  
Architect: Bill Wolf

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. Proposed is a 3,551 square foot two-story single-family residence including attached 515 square foot two-car garage in the same location with an increase of 161 square feet. The project is located on a two acre lot in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 3,551 square feet is 64% of the maximum guideline floor to area ratio.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)**

### **NEW ITEM**

**B. 2140 MOUNT CALVARY RD**

**A-1 Zone**

Assessor's Parcel Number: 021-040-016  
Application Number: MST2009-00066  
Owner: Robert R. Walls  
Architect: James Zimmerman

(Proposal to rebuild a house and attached garage destroyed in the Tea Fire. The prior 3,240 square foot two-story single-family residence including attached 426 square foot two-car garage would be rebuilt with the addition of a 477 square foot basement and 1,342 square feet of patios. The proposed total of 3,479 includes a 50% deduction of basement square footage and is 70% of the maximum guideline floor to area ratio. The project is located on a one acre lot in the Hillside Design District.)

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

**NEW ITEM****C. 225 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-061-024  
Application Number: MST2009-00099  
Owner: Norman V. Gardner

(Proposal to remove portions of failing retaining walls, remove portion of fence, regrade, and install new landscaping at the affected areas for an existing single-family residence on a 23,811 square foot lot in the Hillside Design District.)

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

**CONTINUED ITEM****D. 1338 MANITOU RD****E-1 Zone**

Assessor's Parcel Number: 049-210-015  
Application Number: MST2008-00595  
Owner: Alex J. Cole

(Proposal to abate enforcement case ENF2008-01253 by permitting the following as-built improvements to an existing single-family residence on a 20,790 square foot lot in the Hillside Design District: demolition and removal of a 451 square foot shed structure in the interior yard setback, new 176 square foot deck, new windows, electrical circuitry, storage cabinets, new gardening sink under an existing permitted deck, and a new 98 square foot loft above the master bedroom.)

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

**CONTINUED ITEM****E. 47 RINCON VISTA RD****E-1 Zone**

Assessor's Parcel Number: 019-282-020  
Application Number: MST2009-00090  
Owner: Jose R. Flores  
Applicant: Manuel Contreras

(Proposal for a 95 square foot first-floor addition at the rear and a 103 square foot enclosure of a patio for the recently approved Tea Fire rebuild. That proposal was for a 2,839 square foot residence and attached 546 square foot two-car garage on a 9,710 square foot lot in the Hillside Design District. The proposed total of 3,037 square feet is 84% of the maximum floor to area ratio.)

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

**CONTINUED ITEM****F. 633 MIRAMONTE DR E-1 Zone**

Assessor's Parcel Number: 035-253-006  
Application Number: MST2009-00070  
Owner: Tim and Jennifer Hale  
Applicant: Rod Pearson  
Architect: Thomas Gocha

(Proposal to permit an as-built 493 square foot conversion to habitable space at the lower level, and a 246 square foot lower-level deck to abate violations in ENF2008-01361. Also proposed is replacement of all of the existing windows on the existing three-story house. The proposed total of 3,022 square feet on the 11,326 square foot lot in the Hillside Design District is 76% of the maximum floor to area ratio.)

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

**CONTINUED ITEM****G. 2140 MISSION RIDGE RD A-1 Zone**

Assessor's Parcel Number: 019-071-003  
Application Number: MST2008-00318  
Owner: Disraeli Living Trust  
Architect: Pete Ehlen

(Proposal for 1,179 square feet of additions to an existing two-story 1,904 square foot single-family residence located in the Mission Area Special Design District. The additions consist of 1,102 square feet at the first floor including a small storage building, and 77 square feet at the second floor. The proposal includes 171 cubic yards of grading. Staff Hearing Officer approval of a Modification is requested to allow the open yard area to be provided in the front yard. The proposed total of 3,908 square feet on the 15,745 square foot lot is 89% of the maximum guideline FAR.)

**(Comments only; project requires Staff Hearing Officer approval of a Modification.)**

**REVIEW AFTER FINAL****H. 826 JIMENO RD E-1 Zone**

Assessor's Parcel Number: 029-042-003  
Application Number: MST2008-00382  
Owner: James Blascovich and Brenda Major  
Applicant: Wade Davis Design

(Proposal to add a new covered front entry porch, and 812 square feet of additions by converting lower level crawl space, a 13 square foot addition to the upper level, demolition of a 191 square foot rear deck, 508 square feet of new lower-level rear decks, and 580 square feet of new upper-level rear decks. Staff Hearing Officer approval of a Modification is requested to allow the new porch to encroach into the front yard setback. The existing 2,598 square foot single-family residence, including a 458 square foot two-car garage is located on a 9,077 net square foot lot in the Hillside Design District. The proposed total of 2,611 square feet is 75% of the maximum FAR.)

**(Review After Final to: 1) Remove master deck and replace with windows, 2) Remove covered terrace and doors at bedroom # 1 and replace with window, 3) Deck extension to be pulled back to line up with deck in front of living room, 4) Remove long stair run from main floor deck to lower floor and replace with single run towards east property line, 5) Interior stair changed from cast-in-place concrete to wood framing, 6) Remove plaster base from column detail at rear of house, 7) Outside game room changed from raised wood framing to slab-on-grade.)**