



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, January 11, 2010**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**BOARD MEMBERS:**

PAUL ZINK, CHAIR  
GLEN DEISLER VICE-CHAIR (Consent Alternate)  
BERNI BERNSTEIN  
ERIN CARROLL, (Consent Alternate)  
WILLIAM MAHAN, (Consent Calendar Representative)  
GARY MOSEL (Consent Calendar Representative)  
DENISE WOOLERY, (Consent Calendar Representative)

**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.

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 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 NOTICE:** On Thursday January 07, 2010 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.

## **FINAL REVIEW**

### **A. 2108 GIBRALTAR RD A-1 Zone**

Assessor's Parcel Number: 021-050-028  
Application Number: MST2009-00543  
Owner: Stephen Richard and Nanci Ellen Syson  
Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

**(Final approval of architecture and landscaping is requested.)**

## **NEW ITEM**

### **B. 529 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-062-007  
Application Number: MST2009-00566  
Owner: Tobin and Blanche James  
Applicant: Wade Davis Design

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a 1,604 square foot two-story single family residence and attached 400 square foot two-car garage. Staff Hearing Officer approval of Modifications are requested for encroachment into the front and interior setbacks and Modification of the solar access ordinance. The proposed total of 2,004 square feet on the 9,140 square foot lot in the Hillside Design District is 58% of the maximum floor to lot area ratio.)

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

**REVIEW AFTER FINAL****C. 2190 MOUNT CALVARY RD A-1 Zone**

Assessor's Parcel Number: 021-040-017  
Application Number: MST2009-00344  
Owner: Joan Laris Living Trust  
Architect: Craig Burdick

(Proposal to rebuild a house and carport destroyed in the Tea Fire with a small increase in square footage. The project includes a 2,070 square foot one-story single-family residence and detached 200 square foot one-car carport, and 805 square feet of decks and patios. The proposed total of 2,270 square feet on the one acre lot in the Hillside Design District is 45% of the maximum guideline floor to lot area ratio.)

**(Review after Final to eliminate clearstory windows, window changes, and change of partial wood siding to stucco. Landscape plan review is requested.)**

**FINAL REVIEW****D. 1669 LAS CANOAS RD A-1 Zone**

Assessor's Parcel Number: 021-071-009  
Application Number: MST2009-00428  
Owner: McNamara Family Trust  
Architect: Peter Novak

(Proposal to rebuild a house and garage destroyed in the Jesusita Fire. The project would expand the prior house by 189 square feet, resulting in a 3,566 square foot one-story single family residence and 521 square foot attached two-car garage. The existing pool will remain. The proposed total of 4,087 square feet on the two acre lot in the Hillside Design District is 74% of the maximum guideline floor to lot area ratio.)

**(Final approval of landscaping is requested.)**

**REVIEW AFTER FINAL****E. 1072 GARCIA RD LOT 27 E-1 Zone**

Assessor's Parcel Number: 029-271-027  
Application Number: MST2007-00523  
Owner: Virginia Rubsam Ramsey  
Agent: Norman Smith

(Proposal to remodel an existing accessory building on a 17,875 square foot lot with an existing single-family residence in the Hillside Design District. The proposal includes increasing the roof pitch and reroofing with Spanish Tile, change roof pitch, structural upgrades, new skylights, new HVAC, replacement of doors and windows.)

**(Review after final to construct a deck and for alterations to proposed skylights.)**

**CONTINUED ITEM****F. 1435 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-001  
Application Number: MST2009-00516  
Owner: Turner Geraldine Gray  
Contractor: Ace Awning, Inc.

(Proposal to construct a 75 square foot glass enclosure on an existing second-story deck for an existing two-story residence with an attached two-car garage. The proposal total of 3,196 net square feet on the 15,057 square foot lot in the Hillside Design District is 73% of the maximum guideline floor to lot area ratio.)

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

**NEW ITEM****G. 446 LAS ALTURAS RD E-1 Zone**

Assessor's Parcel Number: 019-282-011  
Application Number: MST2009-00575  
Owner: Claribel E. and Philip L. Koch  
Architect: Jose Luis Esparza

(Proposal for a new retaining wall adjacent to existing driveway to replace retaining wall lost in Tea Fire. Retaining wall is 82' long and varies in height from 2' to 8' with an area of 280 square feet. Block to be split face, brownstone color with block wall cap, brownstone color. The project includes repair of fence at Rincon Vista Road and will abate violations in ENF2009-01384.)

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

**NEW ITEM****H. 938 ROBLE LN E-1 Zone**

Assessor's Parcel Number: 019-251-026  
Application Number: MST2009-00571  
Owner: Ortega Robert Trustee  
Applicant: Suzanne Elledge Planning and Permitting  
Architect: Dexion Systems

(Proposal to relocate a spa, replace windows, and add new windows for an existing single-family residence. The existing 2,011 square foot single-family residence and carport are located on an 8,712 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for the spa to be located within the rear setback and for alterations in the interior setback.)

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

**NEW ITEM****I. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003  
Application Number: MST2009-00556  
Owner: Diane Hall  
Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

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