



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, December 03, 2007** **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

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.

**Posting Notice:** On November 28, 2007 at 3:00 p.m., this Consent Calendar was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov).

**FINAL REVIEW****A. 1606 HILLSIDE RD****R-1 Zone**

Assessor's Parcel Number: 041-092-053  
Application Number: MST2007-00460  
Owner: Christopher Kirkbride  
Architect: James LeCron

(Proposal to demolish an existing 793 square foot one-story single-family residence and construct a 793 square foot one-story single-family residence and a 256 square foot two-car carport. The 8,580 square foot lot is currently developed with another single-family residence facing Clearview Rd.)

Postponed one week.

**FINAL REVIEW****B. 964 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-261-003  
Application Number: MST2007-00434  
Owner: Robert F. Lint  
Architect: Paul Zink

(Proposal for remodeling and an 851 square foot one-story addition for an existing 2,852 square foot one-story single-family residence on a 21,244 square foot lot in the Hillside Design District. The project includes replacement of the roof and all windows. The project will result in a one-story 3,667 square foot residence including the 450 square foot two-car garage which is 78% of the maximum guideline FAR.)

Postponed one week.

**FINAL REVIEW****C. 3834 LA CUMBRE HILLS LN****E-3/SD-2 Zone**

Assessor's Parcel Number: 057-170-009  
Application Number: MST2007-00226  
Owner: Matt Benwitt  
Architect: Peter Ehlen

(Proposal for a new two-story 3,356 square foot single-family residence including an attached 674 square foot three-car garage on a 12,454 square foot vacant lot in the Hillside Design District. A modification to allow a garage in excess of 500 square feet was approved by the Staff Hearing officer. The proposed total of 3,356 square feet is 83% of the maximum FAR.)

**(PROJECT REQUIRES COMPLIANCE WITH STAFF HEARING OFFICER RESOLUTION NO. 080-07.)**

Final Approval as submitted.

**FINAL REVIEW****D. 418 E ISLAY ST****R-2 Zone**

Assessor's Parcel Number: 027-122-004  
Application Number: MST2007-00562  
Owner: Christopher C. Casebeer, Living Trust  
Designer: Peter Hale

(Proposal to demolish and rebuild an existing 366 square foot detached one-car garage and add a second-story 332 square foot accessory space above. The project is located behind an existing one-story 925 square foot single-family residence on the 5,450 square foot lot.)

Final Approval with the following conditions: 1) Asphalt roof to match residence. 2) Windows and trim to be white. 3) Gutters painted to match gutters on residence. 4) Exterior lighting to be down cast. 5) Window installation details to match existing house.

**NEW ITEM****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.)

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

Final Approval 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 the following conditions: 1) Eliminate the side light at proposed door; 2) Eliminate gable overhangs and make similar to garage gables; 3) Lighting shall meet City Ordinance and Guidelines; 4) Eliminate trim accent color.

**NEW ITEM****F. 835 NORMAN LN****A-2 Zone**

Assessor's Parcel Number: 015-110-016  
Application Number: MST2007-00594  
Owner: Steven L. and Sharon J. Hughes  
Architect: James Zimmerman

(Proposal to remodel a one-story single-family residence on a 24,792 square foot lot in the Hillside Design District. The proposal includes a 450 square foot one-story addition, a 186 square foot front porch, and a 180 square foot patio. The proposed total of 2,618 square feet is 55% of the maximum guideline FAR.)

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

Preliminary Approval 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 and the following conditions: 1) Specify colors and materials; 2) Show chimney on plans; 3) Provide side elevation updated to new design; 4) Provide door and window details.

### **NEW ITEM**

#### **G. 764 MORENO RD**

**R-2 Zone**

Assessor's Parcel Number: 027-153-001  
Application Number: MST2007-00598  
Owner: Cil De Kolda Revocable Trust  
Agent: Dawn Sherry

(Proposal to legalize an "as-built" second-story deck and to install new French door and new windows for an existing single-family residence in the Hillside Design District.)

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

Final Approval 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 the following comments: 1) Provide to staff a cut sheet meeting guidelines; 2) Colors to match existing; 3) Deck railing to match; 4) Continue trim over new door at same height as adjacent window trim.

Consent Calendar ended at 12:18 p.m. All items on Consent Calendar were reviewed by Glen Deisler.