



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, May 19, 2008**

**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.

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:** On May 15, 2008 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.

### **FINAL REVIEW**

**A. 514 DE LA VISTA AVE R-2 Zone**

Assessor's Parcel Number: 029-032-004  
Application Number: MST2008-00201  
Owner: Patricia L. White  
Architect: Patrick Marr

(Proposal to expand an existing second-floor deck by reducing second-floor living space by 30 square feet. The proposal includes replacing the second-floor windows, changing the existing railing material from wood to wrought iron, and adding an eyebrow roof on the rear elevation below the second-floor deck. The existing 3,107 square foot two-story single-family residence is located on a 5,200 square foot lot.)

Final Approval as submitted.

### **REVIEW AFTER FINAL**

**B. 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 for change to gable roof to allow for future solar on roof.)**

Continued indefinitely.

**FINAL REVIEW****C. 21 VIA ALICIA****E-1 Zone**

Assessor's Parcel Number: 015-311-005  
Application Number: MST2008-00073  
Owner: Schmidtchen Family Trust  
Applicant: Loren Solin

(Proposal to enlarge an existing front entry by 27 square feet, replace an existing 5' 5" courtyard wall with 54 linear feet of 3' 6" tall stucco wall, and resurface existing courtyard. The existing 3,043 square foot two-story single-family residence including 399 square foot garage is located on a 17,000 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a modification to allow the new entry to encroach into the front setback is requested. The proposed total of 3,067 square feet is 70% of the maximum guideline FAR.)

Final Approval as noted on the plans with the condition that top of 42" patio wall or entire perimeter is to have the same cap profile as gate pilasters.

**FINAL REVIEW****D. 1433 JESUSITA LN****A-1 Zone**

Assessor's Parcel Number: 055-240-019  
Application Number: MST2007-00431  
Owner: Connolly Family Trust Tr/D 12/12/00  
Architect: Steve Morando

(Proposal to construct additional retaining walls at the rear of a single-family residence on a 3 acre lot in the Hillside Design District.)

**(Final approval of project and landscape plan is requested.)**

Final Approval of the project and landscape with the following conditions: 1) Retaining wall to be stucco to match color of house. 2) Add water compliance statement to irrigation plan. 3) Wrought iron railing to match existing. 4) One gallon vine to be planted every 8 feet along bottom of retaining walls. 5) All recommendations in 2/8/08 Soils Report to be adhered to. 6) Change two Pepper trees to two 15-gallon Coast Live Oak.

**NEW ITEM****E. 1125 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-242-002  
Application Number: MST2008-00204  
Owner: Adame Trust 9/2/98  
Architect: Jose Esparza

(Proposal to replace an existing 68 foot long wood plank retaining wall and six foot tall wood fence with a new four foot concrete block retaining wall with a 3 foot 6 inch wood fence on top. The existing 3,679 square foot single-family residence and garage is located on a 16,500 square foot lot with 30% slope in the Hillside Design District. Staff Hearing Officer approval of a modification is requested to allow a wall and fence to exceed 3 1/2 feet in height within 10 feet of the front property line.)

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

Continued to the Staff Hearing Officer with the following comments: 1) Colors to match existing. 2) The project complies with Neighborhood Preservation Ordinance Guidelines. 3) Project may return for Staff Approval.

**FINAL REVIEW****F. 1201 MIRAMONTE DR****E-1/PUD Zone**

Assessor's Parcel Number: 035-021-024  
Application Number: MST2008-00085  
Owner: Hishmeh Wael Mitri/Manal Wael  
Applicant: Daniel Melville

(Proposal for a 409 square foot second-story addition to an existing 3,390 square foot two-story single-family residence with an attached two-car garage. The project is located on a 16,694 square foot lot in the Hillside Design District. The proposed total of 3,799 square feet is 86% of the maximum guideline FAR.)

Final Approval with the following conditions: 1) Return with railing and stair detail. 2) Specify lighting for new stairs to be motion sensor controlled. 3) Lighting for upper master terrace to have obscure glazing.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items C, D, E, and F, reviewed by Erin Carroll. Consent Calendar ended at 12:20 p.m. Staff present: Tony Boughman, Planning Technician.