



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

630 Garden Street

11:00 A.M.

Monday, June 30, 2008

**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)

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### **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 (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).

**NOTICE:**

**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). 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 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:** That on Wednesday, June 25, 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).

**REVIEW AFTER FINAL****A. 255 SAN RAFAEL AVE E-3/SD-3 Zone**

Assessor's Parcel Number: 045-141-005  
Application Number: MST2007-00564  
Owner: Davis Jeffrey M. and Jennifer A. Davis  
Architect: Dawn Sherry

(Proposal for 892 square feet of single-story additions, a 588 square foot roof deck, 2 rear decks (275 square feet and 350 square feet), and a 44 square foot addition to the existing front porch. The existing 1,194 square foot one-story single-family residence and attached 386 square foot attached two-car garage is located on a 7,520 square foot lot. The proposed total of 2,472 square feet is 80% of the maximum FAR.)

**(Review After Final to reduce the square footage of the addition from 892 to 813 square feet and eliminate the roof deck.)**

Final Approval as submitted.

**REVIEW AFTER FINAL****B. 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.)

**(Review After Final for addition of 57 square feet at the master bedroom, addition of windows, and interior remodel.)**

Postponed one week.

**FINAL REVIEW****C. 3035 PASEO DEL DESCANSO****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-192-012  
Application Number: MST2007-00154  
Owner: Maria Del Carmen and Manuel De Alarcon  
Architect: Bill Poehler

(Proposal for a two-story 2,462 square foot single-family residence which includes an attached 480 square foot two-car garage. The existing one-story 781 square foot residence and 211 square foot, one-car garage on the 6,841 square foot lot will be demolished. Staff Hearing Officer approval of a modification was approved to provide non-conforming open yard area. The proposed total 2,462 square feet is slightly under 85% of the maximum FAR.)

Final Approval as submitted.

**CONTINUED ITEM****D. 1520 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-131-013  
Application Number: MST2008-00267  
Owner: Tustin Family Trust  
Architect: Tony Xiques

(Proposal for a 100 square foot addition to a 4,120 square foot two-story single-family residence on a 10,890 square foot lot. The project includes a 65 square foot addition at the rear of the house, a 35 square foot detached bathroom under a new 276 square foot covered patio, a new swimming pool, a 62 square foot covered porch at the rear of the house, 8 foot masonry walls along the sides and rear of the property, and solar panels on the roof at the rear of the house. The proposed total of 4,220 square feet is 109% of the maximum FAR. The additional square footage is allowed because it is a one-time, 100 square foot addition to an existing house that is non-conforming to current FAR limits.)

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

Final Approval with the following conditions: 1) The wall may be masonry to the front dripline of the tree, then it must be a wooden fence under the dripline and to the rear corner of the property. 2) The gutter for the new rear shed roof is to be directed to sheet flow. 3) The pool equipment enclosure shall be a board and batten fence to mimic the siding of the house. 4) The new exterior light fixture at the pool bathroom shall use translucent glass. 5) Oak tree protection measures must be followed and the notes document shall be reproduced on the plans. 6) The wooden portion of the property line fence shall be a good neighbor design. 7) The addition is compatible, and exhibits quality workmanship and design.

**NEW ITEM****E. 201 RAMETTO RD****A-2 Zone**

Assessor's Parcel Number: 015-211-017  
Application Number: MST2008-00287  
Owner: Vincent A. and Judy C. Stick Trustees  
Architect: Gary Jensen

(Proposal to add a one-story 265 square foot addition to an existing 4,239 square foot two-story single-family residence including attached 966 square foot garage/workshop. The proposed total of 4,485 square feet on the on the 25,128 square foot lot in the Hillside Design District is 94% of the maximum guideline FAR.

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

Preliminary Approval of the project as a basis for working drawings with the finding that 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 and conditions: 1) The project is compatible with the existing residence and with the neighborhood and uses quality architecture. 2) The tree protection finding will be made at the Final review hearing. 3) The gap in the existing hedge at the property is to be filled in with pittosporum. 4) An arborist's report shall be submitted prior to Final Approval and all recommendations in the report shall be incorporated into the plans.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Item D and E, reviewed by Erin Carroll. Consent Calendar ended at 12:20 p.m.