



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, November 03, 2008     David Gebhard Public Meeting Room: 630 Garden Street     11:00 A.M.**

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**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 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 II, 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 Thursday, October 30, 2008 at 4:00 p.m., the 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. 242 LAS ALTURAS RD**

**E-1 Zone**

Assessor's Parcel Number: 019-320-025  
Application Number: MST2008-00483  
Owner: Louis Joseph Dene  
Architect: Karl Kras  
Applicant: Jen Tomasella

(Proposal for a new pool, decks, spa, and ground-mounted solar panels. There would be 60 cubic yards of cut grading to be exported. The existing single-family residence is located on a 34,289 square foot lot in the Hillside Design District.)

Final Approval with condition to use Autumn More grass (*seslarie autumnalis*) instead of Feather grass.

### **FINAL REVIEW**

#### **B. 2135 RIDGE LN**

**A-2 Zone**

Assessor's Parcel Number: 025-282-004  
Application Number: MST2007-00640  
Owner: Peter Duda  
Architect: Dwight Gregory  
Landscape Architect: Arcadia Studio

(Proposal to construct 228 square feet of first- and second-story additions, a 265 square foot first-floor deck, modify the entry porch, and interior remodel. The existing 2,473 square foot single-family residence with a detached two-car garage is located on a 16,502 square foot lot in the Hillside Design District. The proposed total 3,196 square feet is 73% of the maximum guideline FAR.)

**(Final review of landscaping.)**

Final Approval as noted that trees will be at least 15 feet away from structure.

**REFERRED BY FULL BOARD****C. 1425 MISSION RIDGE RD****A-2 Zone**

Assessor's Parcel Number: 019-103-023

Application Number: MST2008-00244

Owner: Escalera Living Trust

Architect: Suding Design Landscape Architects

(Proposal to amend a prior approval (MST2005-00098) for an "as-built" 55-foot long retaining wall, 836 cubic yards of grading in the front yard and within the road right-of-way, "as-built" pool removal, an entry gate and wall and a landscape plan. An entry gate and landscape plan are also proposed. The Planning Commission (PC) approved this project with conditions in 2006, but that work has not been completed. The applicant requests a Staff Hearing Officer (SHO) project amendment to grading and a higher wall height than was approved by the PC. Also requested is SHO Modification approval to allow over height walls within 10 feet of the front lot line and within 10 feet of a driveway, including work with the road right-of-way. The project is located on a 1.9 acre lot in the Hillside Design District.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Staff Hearing Officer Resolution No. 082-08.)**

Final Approval as submitted 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. The project is compatible with neighborhood, uses quality materials, preserves views, protects trees, complies with Good Neighbor Guidelines, and is a low height.

Items on Consent Calendar were reviewed by Glen Deisler, with landscaping reviewed by Denise Woolery.