



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, December 15, 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.

**APPEALS:** 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 December 11, 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.

### **CONTINUED ITEM**

**A. 2521 CALLE GALICIA E-1 Zone**

Assessor's Parcel Number: 041-422-003  
Application Number: MST2008-00537  
Owner: Roberta Sengelmann-Keshen  
Designer: Eric Swenumson

(Proposal for a 370 square foot second-story addition and conversion of 227 square feet of garage space to habitable space for an existing 2,302 square foot two-story single-family residence, including attached 626 square foot two-car garage. The proposal will also abate violations in ZIR2008-00072. The proposed total of 3,298 square feet on the 12,429 square foot lot in the Hillside Design District is slightly less than 85% of the maximum FAR.)

Final Approval as noted 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. Windows at toilet and shower to have higher sills. The project and massing are compatible with the neighborhood, and the project provides quality materials.

### **REVIEW AFTER FINAL**

**B. 1133 ALAMEDA PADRE SERRA E-1 Zone**

Assessor's Parcel Number: 029-282-006  
Application Number: MST2007-00060  
Owner: Alphonso Sanchez  
Designer: Francisco Cobiani, Home Designs

(Proposal for 430 square feet of "as-built" additions to an existing 2,097 square foot single-family residence and attached 512 square foot two-car garage on a 12,710 square foot lot in the Hillside Design District. Modifications are requested for the project's encroachment into the front and interior setbacks.)

**(Review After Final for a new 171 square foot second-story deck at the rear of the house.)**

Continued one week to the Consent Calendar with the following comments: 1) under the new deck, add beam returning to house; 2) revise column location to be at corner of deck; 3) revise columns to be more slender and simpler shaped; 4) curve the new deck cantilever to correct thickness; 5) specify colors; 6) show more wall; 7) show more wall between small window and French doors.

**REVIEW AFTER FINAL****C. 724 LAS CANOAS PL A-1 Zone**

Assessor's Parcel Number: 021-030-040  
 Application Number: MST2008-00136  
 Owner: Dennis and Susan Chiavelli Trustees  
 Architect: Roderick Britton

(Proposal for a 578 square foot second-floor addition to an existing 2,985 square foot two-story single-family residence, and construction of a 957 square foot two-story accessory building with first-floor barn and storage loft above. The proposal includes a 59 square foot addition to the existing attached 479 square foot garage, replacement of all exterior doors and windows, and a new 6 foot by 30 foot lap pool. The project is located on a 2.1 acre parcel in the Hillside Design District. Staff Hearing Officer approval of a Modification was granted to allow more than 500 square feet of accessory space. The total proposed square footage of 4,579 is 81% of the maximum guideline FAR.)

**(Review After Final for a new approximately 60 foot long and maximum 3.5 foot tall retaining wall.)**

Approval of the Review After Final as submitted.

**NEW ITEM****D. 309 SAMARKAND DR E-3/SD-2 Zone**

Assessor's Parcel Number: 051-171-003  
 Application Number: MST2008-00568  
 Owner: Jane Leonard Smith Trust  
 Architect: Roderick Britton

(Proposal to remove second-story wood siding and replace with plaster to match the first-story of the dwelling, and to replace existing windows for an existing two-story single-family residence.)

**(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) add brick molding trim around windows; 2) massing is not changing; 3) the project improves the architecture and provides quality architecture and materials.

**CONTINUED ITEM****E. 1526 KNOLL CIRCLE DR E-1 Zone**

Assessor's Parcel Number: 015-142-003  
 Application Number: MST2008-00555  
 Owner: Russell Boggie Trust  
 Designer: Arthur Ablingis

(Proposal for a 320 square foot second-story deck, new French doors, a new window, and interior alterations for an existing 3,053 square foot two-story single-family residence on a 21,487 square foot lot.)

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

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 neighborhood compatible, provides quality work and design, colors match existing.

Items on Consent Calendar were reviewed by Glen Diesler. Staff present: Tony Boughman, Planning Technician II.