



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR

**Monday, March 03, 2008**

**11:00 A.M.**

**630 Garden Street**

**BOARD MEMBERS:**

WILLIAM MAHAN, CHAIR  
PAUL ZINK, VICE-CHAIR (Consent Calendar Alternate)  
BERNI BERNSTEIN  
ERIN CARROLL (Consent Calendar Representative)  
GLEN DEISLER (Consent Calendar Representative)  
GARY MOSEL  
DENISE WOOLERY (Consent Calendar 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

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.

Decisions of the SFDB Consent Calendar may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the action being ratified at the next regular Full Board meeting of the SFDB.

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 February 28, 2008 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).

**REVIEW AFTER FINAL****A. 817 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-231-021  
Application Number: MST2007-00516  
Owner: Peter and El Licata and Sherrill King  
Architect: Peter Becker

(Proposal to remove existing site stairs and retaining walls and build new retaining walls (max. 8' high) and reconfigure driveway to create additional driveway area for parking and turnaround space.)

**(Review After Final for changes to driveway.)**

**REVIEW AFTER FINAL****B. 817 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-231-021  
Application Number: MST2006-00194  
Architect: Peter Becker  
Owner: Peter and El Licata

(Proposal for 32 square feet of "as-built" first-floor additions and 165 square feet of "as-built" second-additions, demolition of 635 square feet at the first-floor family-room which includes converting it to an open terrace, and demolishing 35 square feet on the second floor, demolition of 10 square feet of the existing 498 square foot basement/hobby room, demolition of the 457 square foot carport and demolish the 563 square foot art studio over the carport. The existing permitted two-story single-family residence is 5,279 square feet with 188 square feet of "as-built" additions for a total of 5,467 square feet on a 26,136 square foot lot located in the Hillside Design District. The total proposed square feet of all buildings on the lot is 4,621 square feet. This proposal also includes various changes to windows and doors as noted on the project plans. The project includes the abatement of violations listed in ENF2005-01150 and ZIR2005-00926.)

**(Review After Final for changes to balcony.)**

**FINAL REVIEW****C. 1418 SANTA ROSA AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-132-014  
Application Number: MST2007-00310  
Owner: Santa Rosa Associates LLC  
Architect: Richard Thorne

(Proposal for a 2,995 square foot one-story residence including an attached 469 square foot two-car garage on a 9,288 square foot lot, which is the front lot of a newly created three lot subdivision. All three lots will be served by a 16 foot wide common driveway along the eastern property line. The project includes approximately 143 cubic yards of grading outside the building footprint. Planning Commission approved the Tentative Subdivision Map, Modifications, Public Street Waiver, and Coastal Development permit for the project under MST2006-00288. The proposal has a FAR of 0.32.)

**(Final Review of grading plan only.)**

**FINAL REVIEW****D. 101 ONTARE HILLS LN****E-1 Zone**

Assessor's Parcel Number: 055-160-062  
Application Number: MST2007-00440  
Owner: Joshua and Diane Lynn  
Architect: Tony Xiques

(Proposal to construct a 2,746 square foot one-story single-family residence, a detached one-story 728 square foot garage and 483 square foot accessory space on a vacant 22,499 square foot lot located in the Hillside Design District. The project includes 531 cubic yards total of cut and fill grading outside the main building footprint. The proposed total of 3,957 square feet is 84% of the maximum guideline FAR. There is an open enforcement case for as-built grading and stockpiling of fill on the site.)

**FINAL REVIEW****E. 1733 LAS CANOAS RD****A-1 Zone**

Assessor's Parcel Number: 021-071-002  
Application Number: MST2008-00029  
Owner: Jean B. Bacon, 1988 Trust 3/24/88  
Designer: Steve Willson

(Proposal for a 323 square foot one-story addition to an existing 3031 square foot one-story single-family residence. The project is located on a 1.37 acre lot in the Hillside Design District. The proposed total of 3,271 square feet is 62% of the maximum guideline FAR.)

**FINAL REVIEW****F. 216 E JUNIPERO ST****E-1 Zone**

Assessor's Parcel Number: 025-132-002  
Application Number: MST2008-00042  
Owner: Chris Herthel and Jane Sorenson  
Architect: Kent Mixon Architect

(Proposal for 238 square feet of first-floor additions, a 163 square foot entry porch, interior remodeling, and permitting of an as-built deck and stairs. The existing 2,156 square foot one-story single-family residence including 393 square foot garage is located on a 7,806 square foot lot in the Mission Area Special Design District. The proposed total of 2,394 square feet is 76% of the maximum FAR.)

**CONTINUED ITEM****G. 1465 CRESTLINE DR****E-1 Zone**

Assessor's Parcel Number: 049-241-009  
Application Number: MST2008-00009  
Owner: Daksha K. Oza  
Architect: Xavier Cobiani

(Proposal to remove an 8 foot high wall in the front yard and the project has been revised to construct multiple stepping retaining walls at the rear rather than one 8 foot high wall. The project will abate enforcement case ENF2007-00991.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**NEW ITEM:PUBLIC HEARING****H. 1201 MIRAMONTE DR****E-1/PUD Zone**

Assessor's Parcel Number: 035-021-024  
Application Number: MST2008-00085  
Owner: Hishmeh Wael Mitri and 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.)

**(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS PROVIDED.)**

**FINAL REVIEW****I. 3035 HERMOSA RD****E-3/SD-2 Zone**

Assessor's Parcel Number: 051-192-002  
Application Number: MST2007-00432  
Owner: Jessica L. Kolbe  
Designer: Clay Tedeschi

(Proposal to remodel and add an 828 square foot second-story to an existing 2,007 square foot single-family residence including 460 square foot two-car garage on a 8,712 square foot lot. The proposal includes demolition of 115 square feet on the first floor, an addition of 94 square feet to an existing first floor deck, and a new 80 square foot deck on the second floor. The project will result in a 2,720 square foot two-story residence which is 80.5% of the maximum FAR.)