



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, December 08, 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 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 Wednesday, December 03, 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. 1405 SANTA ROSA AVE**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-183-007  
Application Number: MST2008-00508  
Owner: Gordon D. McKay  
Architect: Rex Ruskauff

(Proposal to permit the as-built conversion of an existing 598 square foot attached two-car garage to habitable floor area and to construct a new 400 square foot detached two-car garage. The project will abate enforcement case ENF2008-00691. The existing two-story residence is located on a 12,658 square foot lot. The proposed total of 4,081 square feet is 100% of the maximum FAR.)

**(Final review of landscaping.)**

### **FINAL REVIEW**

#### **B. 1708 CHINO ST**

**R-2 Zone**

Assessor's Parcel Number: 043-183-020  
Application Number: MST2008-00143  
Owner: Manuel and Maria Elena T. Rodriguez  
Architect: Garcia Architects

(Proposal for a new 546 square foot second-story addition. The existing 1,091 square foot one-story single-family residence including a 187 square foot detached one-car garage is located on a 3,800 square foot lot. Staff Hearing Officer approval of a modification is requested to allow alterations to the existing porch in the required front yard setback. The proposed total of 1,824 square feet is 83% of the maximum guideline FAR.)

**FINAL REVIEW****C. 2222 SANTA BARBARA ST E-1 Zone**

Assessor's Parcel Number: 025-202-011  
Application Number: MST2008-00463  
Owner: Lorenzo G. and Angelina C. Martel Trustees  
Designer: Ubaldo Diaz

(Proposal to construct a new attached 460 square foot two-car garage and 32 square foot addition to the existing 3,258 square foot two-story single-family residence. The project includes a deck above the new garage and addition, a new trellis, demolition of the existing garage, and 27 cubic yards of fill grading. The proposed total of 3,732 square feet on the 10,049 square foot lot in the Mission Area Special Design District is 99% of the maximum FAR.)

**NEW ITEM****D. 1526 KNOLL CIRCLE DR E-1 Zone**

Assessor's Parcel Number: 015-142-003  
Application Number: MST2008-00555  
Owner: Boggie, G Russell 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.)**

**NEW ITEM****E. 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 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.)

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

**NEW ITEM****F. 2412 CALLE GALICIA E-1 Zone**

Assessor's Parcel Number: 041-423-016  
Application Number: MST2008-00548  
Owner: Brian M. and Dena J. McCague  
Architect: Peter Hunt

(Proposal to construct a roof dormer to an existing 2,420 square foot two-story residence with an attached garage.)

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

**NEW ITEM****G. 2017 GARDEN ST E-1 Zone**

Assessor's Parcel Number: 025-323-007  
Application Number: MST2008-00556  
Owner: Maxwell Sanders Family Trust  
Architect: Wayne Labrie

(Proposal for a new covered front porch, addition of 10 square feet to front entry area, replace side entry porch, replace windows and garage door, re-roof, re-paint, construct a new raised deck and trellis at rear of house, and interior remodel. The existing 2,248 square foot single-family residence is located on a 13,019 square foot lot in the Mission Area Special Design District. The proposed total of 2,258 square feet is 55% of the maximum floor-to-lot-area ratio.)

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

**NEW ITEM****H. 2818 PUESTA DEL SOL E-3 Zone**

Assessor's Parcel Number: 053-205-022  
Application Number: MST2008-00552  
Owner: Tom R. Shapiro  
Agent: Kenny Esterline

(Proposal to install a pool, spa, patio, barbeque, pool equipment, and fire pit at an existing single-family residence on a 9,262 square foot lot in the Mission Area Special Design District.)

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

**FINAL REVIEW****I. 44 LAS ALTURAS CIR****A-1 Zone**

Assessor's Parcel Number: 019-130-013  
Application Number: MST2008-00441  
Owner: Michael and Jann Jaffe Trust  
Architect: Rios Clementi Hale Studios  
Applicant: John Madden

(Proposal for 755 square feet of additions, a new landscape plan including tree removals, repaving the driveway and 212 cubic yards of grading. The existing 3,784 square foot one-story single-family residence, including a 477 square foot two-car garage, is located on a 35,238 net square foot lot in the Hillside Design District. The proposed total of 4,539 square feet is 93% of the maximum guideline FAR.)