



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**Monday, May 11, 2009**

**David Gebhard Public Meeting Room: 630 Garden Street**

**11:00 A.M.**

**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)**

### **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 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 Thursday, May 07, 2009 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. 365 LOMA MEDIA RD**

**E-1 Zone**

Assessor's Parcel Number: 019-261-005  
Application Number: MST2008-00567  
Owner: Winand and Erika Jeschke  
Designer: Joe Woodruff  
Contractor: Harlin Landscaping

(Proposal to permit seven 3.5 foot tall as-built tiered retaining walls across the width of the property at an existing single-family residence. Landscaping is proposed between the terraced retaining walls. The project will abate violations in ENF2008-01234.)

**(Final review of landscaping.)**

### **NEW ITEM**

#### **B. 1050 LAS ALTURAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-130-032  
Application Number: MST2009-00208  
Owner: Mary Hegarty  
Architect: Peter Becker

(Proposal to rebuild a house and garage destroyed in the Tea Fire. Proposed is a contemporary style 2,426 square foot two-story single-family residence and attached 460 square foot two-car garage, a 368 square foot uncovered deck, and 304 cubic yards of grading. Staff Hearing Officer approval of a modification is requested to allow alterations within the front setback. The proposed total of 2,886 square feet on the 27,569 square foot lot in the Hillside Design District is 60% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment and Staff Hearing Officer approval of a modification.)**

**NEW ITEM****C. 1132 CRESTLINE DR E-1 Zone**

Assessor's Parcel Number: 049-181-015  
Application Number: MST2009-00213  
Owner: Rodrigo Gaete

(Proposal to remove the existing wood shake roof and replace with a new sandstone color clay tile roof.)

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

**FINAL REVIEW****D. 265 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-041-008  
Application Number: MST2009-00183  
Owner: Wendy Edmunds  
Designer: The Fine Line

(Proposal to replace an approximately 1,500 square foot one-story single-family residence destroyed in the Tea Fire. Proposed is a 1,662 square foot one-story residence and attached 451 square foot attached two-car garage. The total proposed 2,113 square feet on the 2.35 acre lot in the Hillside Design District is 37% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

**REVIEW AFTER FINAL****E. 1084 GARCIA RD E-1 Zone**

Assessor's Parcel Number: 029-283-008  
Application Number: MST2007-00506  
Owner: Richard D. Carson  
Architect: James Macari  
Contractor: Signal Construction Company

(Proposal to construct a 12 square foot second-story balcony and a 204 square foot patio. The existing 1,947 square foot single-family residence is located on a 9,883 square foot lot in the Hillside Design District.)

**(Review After Final for window and door changes, reduction of proposed patio, and elimination of changes to front stairs.)**

**FINAL REVIEW****F. 1025 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-113-052  
Application Number: MST2005-00791  
Owner: Steven Adrian and Gina Giannetto  
Architect: Steven Adrian

(Proposal for a new 2,244 square foot three-story single-family residence with a 470 square foot basement, an attached 465 square foot garage, a 440 square foot roof-top terrace, 72 square feet of balconies, a 494 square foot detached accessory structure, a 125 square foot covered patio, a 240 square foot terrace. The project is located on a 46,145 square foot vacant lot in the Hillside Design District. The proposal also includes the removal of 8 Acacia trees, the construction of a 114 linear foot retaining wall, a swimming pool, and 357 cubic yards of grading. The proposed total of 2,244 square feet is 45% of the maximum guideline FAR.)

**(Final approval of architecture and landscaping is requested.)**

**FINAL REVIEW****G. 845 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-004  
Application Number: MST2009-00162  
Owner: Margaret Carswell Family Trust  
(As-built deck and screening for water storage tanks)

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