



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, January 12, 2009**      **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 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 January 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. 122 LA PLATA**

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

Assessor's Parcel Number: 045-211-016  
 Application Number: MST2004-00823  
 Owner: David Shapiro  
 Agent: Alicia Harrison  
 Architect: Dawn Sherry  
 Landscape Architect: Kate Dole

(Proposal for first- and second-story additions to an existing one-story 1,021 square foot single-family residence and attached garage. Proposed are additions of 443 square feet to the first floor and a new 745 square foot second-story. The proposal includes converting the existing attached garage to habitable space and constructing a new one-car detached garage and one uncovered parking space. The project would result in a 2,379 square foot residence including a detached 210 square foot one-car garage on a 6,528 square foot lot. Staff Hearing Officer approval of a Modification for alterations in the front setback is requested. The proposed total 2,379 square feet is 84% of the maximum FAR.)

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

Final Approval with comments: 1) add irrigation compliance statement on landscape plans; 2) show permeable pavers to be SF-Rima or equal.

### **CONTINUED ITEM**

#### **B. 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.)

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

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, with the following conditions: 1) show *Convolvulus sabatius* (aka **Ground Morning Glory**) for ground cover; 2) option "B" was revised to place trees in middle row.

**NEW ITEM****C. 1603 ORAMAS RD E-1 Zone**

Assessor's Parcel Number: 027-152-013  
Application Number: MST2008-00594  
Owner: Lavon F. and Nancy M. Jordan  
Applicant: AB Design Studio

(Proposal for remodeling and minor additions to an existing 2,334 square foot two-story single-family residence. The proposal includes a new entry with 49 square feet of additional enclosed space, new entry porch, and window relocations. Staff Hearing officer approval of a Modification is requested for alterations in the front setback. The proposed total of 2,383 square feet on the 6,293 square foot lot is 86% of the maximum FAR.)

**(Comments only; project requires Staff Hearing Officer approval of a Modification.)**

Continued indefinitely to the Staff Hearing Officer with the following comments: 1) the addition is in keeping with the neighborhood support project; 2) study the glass above the entry at vault; 3) chimney brick materials;

**NEW ITEM****D. 1415 KENWOOD RD E-1 Zone**

Assessor's Parcel Number: 041-132-007  
Application Number: MST2008-00522  
Owner: Lawrence Pfeifer

(Proposal to convert part of the existing attached four-car garage to a new bedroom and convert an existing accessory workshop to new 591 square foot secondary dwelling unit. Exterior alterations to the existing 3,946 square foot two-story single-family residence include one new uncovered parking space and a 78 square foot enclosure of a breezeway. This application will abate violations in ENF2008-01093. The proposed total of 4,937 square feet on the 17,693 square foot lot is 112% of the maximum guideline FAR.)

**(Comments only; project requires environmental assessment.)**

Public comment: Mike Woggoner, opposed. Concerned about possible conversion to rental units.

Continued one week to Consent Calendar. 1) Submit additional information and photos; 2) study option to move parking out of the front yard.

**NEW ITEM****E. 824 WESTMONT RD SP-5 Zone**

Assessor's Parcel Number: 013-070-046  
Application Number: MST2009-00008  
Owner: Steven R. and Rebecca L. Hodson

(Proposal to reconstruct 14 single-family residences at Westmont College that were destroyed in the Tea Fire. Four different architectural models are proposed with tile roofs and stucco siding.)

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

Final Approval of the architecture 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. Colors and stucco are acceptable as presented. Continued indefinitely for review of the landscaping with comments: 1) previously existing landscaping to be replaced; 2) provide information on tree damage.

Items on Consent Calendar were reviewed by Glen Diesler, with the exception of landscaping reviewed by Erin Carroll. Staff present: Jaime Limón, Senior Planner.