



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Tuesday, September 08, 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.

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 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, September 03, 2009 at 4:00 p.m., the 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. 1052 LAS ALTURAS RD A-1 Zone**

Assessor's Parcel Number: 019-130-031  
Application Number: MST2009-00270  
Owner: Henry L. and Carolyn G. Fechtman

(Proposal to rebuild a house and attached garage destroyed by the Tea Fire. Proposed is a 2,375 square foot, two-story single-family residence with a 473 square foot attached two-car garage in same location as the previous house. The proposed total of 2,848 square feet on the 33,977 square foot lot in the Hillside Design District is 58% of the maximum guideline floor to lot area ratio.)

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

Final Approval of the landscaping as submitted.

### **NEW ITEM**

**B. 515 CONEJO RD A-1 Zone**

Assessor's Parcel Number: 019-062-009  
Application Number: MST2009-00381  
Owner: Elizabeth Faoro  
Architect: Archart Incorporated

(Proposal to replace a house and garage destroyed in the Tea Fire. The project consists of a new 1,919 square foot two-story single-family residence and a detached 400 square foot two-car garage, and a 218 square foot second-story deck. The new house will be approximately 300 square feet larger than the prior two-story house. The proposed total of 2,319 square feet on the 8,329 net square foot lot in the Hillside Design District is 77% of the maximum floor to lot area ratio. Staff Hearing Officer approval of a modification is requested to allow alterations within the interior setback.)

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

Continued to the Staff Hearing Officer with the following comments: 1) The project is getting bigger and taller but this can be mitigated by eliminating the proposed roof over porch and replacing with a trellis. 3) The bay window encroachment matches the previous bay window and breaks up the two-story mass. 4) The entry is more welcoming to the neighborhood.

**NEW ITEM****C. 1135 CALLE DEL SOL R-1 Zone**

Assessor's Parcel Number: 041-092-008  
Application Number: MST2009-00389  
Owner: Paul Kontos

(Proposal to permit as-built retaining walls ranging from two to three and a half feet tall in the front yard of a single-family residence on a 6,088 square foot lot.)

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

Final Approval project 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 condition and comment: 1) Include a water compliance statement on plans. 2) The project is compatible with the neighborhood and looks good.

**FINAL REVIEW****D. 646 JUANITA AVE E-1 Zone**

Assessor's Parcel Number: 035-123-009  
Application Number: MST2009-00302  
Owner: Lisa Julien  
Architect: James Zimmerman

(Proposal for a 422 square foot one-story addition to an existing one-story 1,602 square foot single-family residence with an attached 393 square foot two-car garage. The project includes complete exterior remodel, a new front courtyard and walls, and 53 cubic yards of fill grading. The proposed total of 2,417 square feet on the 9,527 square foot lot in the Hillside Design District is 68% of the maximum floor to lot area ratio.)

Final Approval as noted for skylight, window, chimney, colors.

**NEW ITEM****E. 1532 EUCALYPTUS HILL RD E-1 Zone**

Assessor's Parcel Number: 015-232-005  
Application Number: MST2009-00351  
Owner: Brian S. Bergakker

(Proposal to replace approximately 70 feet of existing adobe retaining walls with concrete walls and build new front walkway stairs and planters. Staff Hearing Officer approval is requested for the walls to exceed 3.5 feet and be constructed up to approximately 6 feet in height next to the driveway. The existing single-family residence is located on a 6,547 square foot lot in the Hillside Design District.)

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

Final Approval of the project 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 and comments. 1) Paint or stucco is to match house or match adobe color. 2) Obtain an encroachment permit. 3) The project is compatible with the neighborhood, and replaces an existing wall.

Items on Consent Calendar were reviewed by Glen Deisler, with the exception of landscaping for Items A and C, reviewed by Erin Carroll. Staff present: Tony Boughman, Planning Technician II.