



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT AGENDA

**\*\*PLEASE NOTE TUESDAY MEETING DUE TO HOLIDAY\*\***

**Tuesday, January 19, 2010      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, January 14, 2010, 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.

### **FINAL REVIEW**

#### **A. 900 LAS ALTURAS RD**

**A-1 Zone**

Assessor's Parcel Number: 019-142-005  
Application Number: MST2009-00243  
Owner: Richard Garcia Jr.  
Agent: Rex Ruskauff

(Proposal to rebuild a single-family residence and garage destroyed in the Tea Fire. The proposal includes construction of a new 2,058 square foot, three-story single-family residence and an attached 400 square foot, two-car garage and two site retaining walls. The proposed total of 2,458 square feet on the 23,075 square foot lot in the Hillside Design District is 52% of the maximum guideline floor to lot area ratio.)

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

### **FINAL REVIEW**

#### **B. 1308 DOVER HILL RD**

**E-1 Zone**

Assessor's Parcel Number: 019-103-016  
Application Number: MST2009-00501  
Owner: Rune Eliassen  
Applicant: Katie O'reilly Rogers

(Proposal for an overheight retaining wall approved by SFDB in interior setback that supports driveway and to rebuild another retaining wall that exceeds 3 1/2 feet along the first 20 feet of the driveway. )

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

**FINAL REVIEW****C. 1927 EL CAMINO DE LA LUZ E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-025  
 Application Number: MST2009-00145  
 Owner: Michael Monteabaro  
 Architect: Chris Dentzel

(Proposal to remove a 264 square foot unpermitted family room and construct a new one-story 299 square foot master bedroom. The existing 1,577 square foot one-story single-family residence and 346 square foot attached two-car garage is located on a 22,972 square foot lot in the appealable jurisdiction of the Coastal Zone and the Hillside Design District. Planning Commission approval of a Coastal Development Permit is requested. The proposed total of 2,222 square feet is 47% of the maximum guideline floor to area ratio.)

**(Project requires compliance with Planning Commission Resolution 044-09.)**

**NEW ITEM****D. 11 EALAND PL A-1 Zone**

Assessor's Parcel Number: 019-061-034  
 Application Number: MST2009-00577  
 Owner: Wood 2006 Trust  
 Designer: Wade Davis Design  
 Contractor: Rick R. Spann Inc.

(Proposal to replace a 1,145 square foot one-story house and 396 square foot garage destroyed in the Tea Fire. Proposed is a 1,488 square foot two-story single-family dwelling and attached 427 square foot two-car garage. Also proposed is new driveway grading and new site retaining walls on the 8,615 square foot lot in the Hillside Design District. Staff Hearing Officer approval of a Modification is requested to provide the required open yard area in the front yard. The proposed total of 2,179 square feet is 65% of the maximum floor to lot area ratio.)

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

**FINAL REVIEW****E. 2108 GIBRALTAR RD A-1 Zone**

Assessor's Parcel Number: 021-050-028  
 Application Number: MST2009-00543  
 Owner: Stephen R. and Nanci E. Syson  
 Architect: Sherry and Associates Architects

(Proposal to replace a house and garage destroyed in the Tea Fire. Proposed is a 4,603 square foot three-story single-family residence, 500 square foot attached two-car garage, 1,376 square feet of covered decks, 2,192 square feet of uncovered decks, pool, spa, and site walls. The proposed total of 5,103 square feet on the 1.83 square foot lot in the Hillside Design District is 89% of the guideline floor to lot area ratio.)

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

**CONTINUED ITEM****F. 1036 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-220-003  
 Application Number: MST2009-00556  
 Owner: Diane Hall  
 Designer: AB Design Studio, Inc.

(Proposal to repair the roof and change the architectural style of the existing 400 square foot detached two-car garage to match the style of the existing house. No change in square footage is proposed. The total existing 4,562 square feet on the 16,975 square foot lot in the Hillside Design District is 103% of the maximum guideline floor to lot area ratio. Staff Hearing Officer approval of a Modification is requested for roof alterations to the garage within the setback.)

**(Second Concept Review. Comments only; project requires environmental assessment and Staff Hearing Officer approval of a Modification.)**

**CONTINUED ITEM****G. 938 ROBLE LN****E-1 Zone**

Assessor's Parcel Number: 019-251-026  
 Application Number: MST2009-00571  
 Owner: Ortega Robert Trustee  
 Applicant: Suzanne Elledge Planning and Permitting  
 Architect: Dexign Systems

(Proposal to relocate a spa and permit as-built window alterations for an existing single-family residence. The existing 2,011 square foot single-family residence and carport are located on an 8,712 square foot lot in the Hillside Design District. Staff Hearing Officer approval is requested for the spa to be located within the rear setback and for alterations in the interior setback.)

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

**NEW ITEM****H. 2614 FOOTHILL LN****A-1 Zone**

Assessor's Parcel Number: 021-110-035  
 Application Number: MST2009-00564  
 Owner: Craig Mally and Louise Stewart  
 Architect: Tai Yeh

(Proposal for a 154 square foot second-story addition to an existing 3,171 square foot two-story single-family residence. The project includes a 200 square foot trellis over an existing second-story deck at the rear of the house. In addition to the house, the 2.17 acre lot is developed with a 720 square foot accessory building and a 400 square foot detached garage. The proposed total of 4,444 square feet is 79% of the maximum guideline floor to lot area ratio.)

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