



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, June 10, 2013**      **630 Garden Street: David Gebhard Public Meeting Room**      **11:00 A.M.**

**BOARD MEMBERS:**      DENISE WOOLERY, *Chair*  
   FRED SWEENEY, *Vice-Chair*  
   BERNI BERNSTEIN  
   BRIAN MILLER (Consent Calendar Architecture Representative)  
   LISA JAMES (Consent Calendar Landscape Representative)  
   JAIME PIERCE (Consent Calendar Landscape Representative)  
   JIM ZIMMERMAN (Consent Calendar Architecture Representative)

**CITY COUNCIL LIAISON:**      DALE FRANCISCO  
**PLANNING COMMISSION LIAISON:**      ADDISON THOMPSON  
**PLANNING COMMISSION LIAISON (ALTERNATE):**      JOHN CAMPANELLA

**STAFF:**      JAIME LIMÓN, Design Review Supervisor  
                                 MICHELLE BEDARD, Planning Technician  
                                 ROSA ROGERS O'REILLY, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

Representatives present:      **Jim Zimmerman and Jaime Pierce.**  
Staff present:      **Susan Gantz.**

### REVIEW AFTER FINAL

**A.      533 CONEJO RD**      **A-1 Zone**

Assessor's Parcel Number:      019-062-003  
Application Number:      MST2010-00389  
Owner:      Miguel & Zenaida Munos Mardueno  
Engineer:      Cayetano Vega  
Agent:      Art Galindo

(Proposal to construct a new 2,115 square foot, two-story, single-family residence, with an attached 502 square foot two-car garage. The original 1,819 square foot, two-story, single-family house was destroyed in the Tea Fire. The proposed total of 2,517 square feet, located on a 7,046 square foot lot in the Hillside Design District, is 85% of the maximum floor-to-lot area ratio. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final for alterations to site walls to include the removal of several 'as-built' stone walls to be replaced with new site boulder rock retaining walls and new concrete block retaining walls.)**

A letter of concern from Paula Westbury was acknowledged.

**Final Approval of Review After Final with condition to use "Sandstone" Angelus Block.**

**PROJECT DESIGN AND FINAL REVIEW****B. 209 W CONSTANCE AVE****R-4 Zone**

Assessor's Parcel Number: 025-022-003  
 Application Number: MST2013-00027  
 Owner: Sally A Grubb  
 Architect: Fred Sweeney

(Proposal to permit the 'as-built' 5'-6" wall located along the front property line on a 2,832 square foot lot, developed with an existing 891 square foot, one-story single-family residence and a 198 square foot, one-car detached garage. The proposal includes demolishing the 'as-built' 82 square foot laundry room and water-heater enclosure and constructing a new 42 square foot laundry room and a new 10.5 square foot water-heater enclosure. The project includes Staff Hearing Officer review for requested zoning modifications.)

**(Project Design & Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 019-13.)**

**Project Design Approval and Final Approval as submitted 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.**

1) Positive comments were made with regard to neighborhood compatibility and the quality of architecture and materials.

**NEW ITEM****C. 1315 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-017  
 Application Number: MST2013-00209  
 Owner: Carol Crow Ostroff Trust  
 Architect: Eric Swenumson

(Proposal to permit 'as-built' alterations and additions to an existing two-story, 2,739 square foot single-family residence, located on a 13,277 square foot lot in the Hillside Design District. The proposal will permit the 'as-built' conversion of an existing, 324 square foot, detached accessory room into a new bedroom and the proposed 41 square foot addition to connect the existing detached accessory space to the main residence. The proposed total of 3,104 square feet is 75% of the required floor-to-lot area ratio. The project includes Staff Hearing Officer review for requested zoning modifications. The project will address violations identified within ENF2013-00398.)

**(Comments only; project requires environmental review and Staff Hearing Officer review for requested zoning modifications.)**

**Continued indefinitely to the Staff Hearing Officer with positive comments and to return to Consent:**

- 1) The door and new window match the existing.
- 2) The proposed work is not visible from the street.
- 3) The method of connecting the existing space to be habitable is good.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.