



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, August 19, 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

Representatives present: **Brian Miller and Jaime Pierce.**
Staff present: **Michelle Bedard.**

REVIEW AFTER FINAL

A. 1703 LA VISTA DEL OCEANO DR **E-1 Zone**

Assessor's Parcel Number: 035-480-059
Application Number: MST2005-00018
Owner: La Vista Oceano Mesa Venture, LLC
Agent: Brent Daniels
Architect: Zehren and Associates
Landscape Architect: Arcadia Studio

(Proposal to construct a 4,484 square foot, single-family residence, with a 713 square foot, two-car garage, located on a 43,738 square foot lot in the Hillside Design District. This is lot two (2) of the subdivision approved under master application MST2003-00227.)

(Review After Final for a new pool, revised site landscaping, hardscape, and site retaining walls.)

Final Approval as submitted of Review After Final.

REFERRED BY FULL BOARD**B. 527 LA MARINA DR****E-3 Zone**

Assessor's Parcel Number: 035-211-013
Application Number: MST2013-00111
Owner: Paul J Rubel
Designer: Theo Bessin

(Proposal to construct a new, 565 square foot, second-story addition above the existing garage and a new, 105 square foot, first-story addition to an existing, one-story, 1,835 square foot single-family residence, with an attached, 400 square foot, two-car garage. The proposal includes a new, 202 square foot, second-level deck, replacement of an existing, first-level elevated deck with a new cedar deck at grade, and a new 42-inch tall wood fence. The proposed total of 2,905 square feet, located on a 12,197 square foot lot in the Hillside Design District, is 73% of the required floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval of architecture and landscaping with the condition to maintain the hedges at 42 inches maximum height in compliance with the City of Santa Barbara Municipal Code Section §28.87.170.

PROJECT DESIGN REVIEW**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.)

(Project Design Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 042-13.)

Project Design Approval 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, and continued one week to provide color, door and window details.

CONTINUED ITEM**D. 1252 DE LA GUERRA RD****E-3 Zone**

Assessor's Parcel Number: 031-072-006
Application Number: MST2013-00257
Owner: Lawrence H Howes
Architect: Kathy Hancock

(Revised proposal to construct a 135 square foot addition to convert the existing 280 square foot carport into a 415 square foot two-car garage. The existing 6,384 square foot parcel located within the Hillside Design District, is currently developed with a 1,151 square foot two-story single-family residence. The proposal includes new site fencing and Staff Hearing Officer review for requested zoning modifications. The proposal will address violations identified in ENF2012-00815 and ZIR2012-00426.)

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

Continued to Staff Hearing Officer with comments:

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines.
- 2) The Board appreciates proposed materials to match the existing architectural style and materials.
- 3) The Board has positive comments regarding the applied Santa Barbara Sandstone veneer at the rear of the garage.

NEW ITEM**E. 521 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-009
Application Number: MST2013-00332
Owner: Reh Property, LLC
Applicant: Solforce

(Proposal to install a 9.045 kW rooftop solar photovoltaic system on an existing, 751 square foot, two-story, single-family residence. Also proposed is to replace the existing 100 amp meter main panel with a new 150 amp meter main panel in the same location. The parcel is currently under construction for a new single-family residence under BLD2012-00553.)

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

Referred one-week to the Full Board with comments:

- 1) Provide photographs of materials.
- 2) Provide material specifications and construction details.

NEW ITEM**F. 2947 SERENA RD E-3/SD-2 Zone**

Assessor's Parcel Number: 051-201-036
Application Number: MST2013-00327
Owner: Forrest & Priscilla Mori
Applicant: Ubaldo Diaz

(Proposal for an interior remodel and façade alterations for an existing, two-story, single-family residence located on a 6,098 square foot lot. Alterations include a new front porch with a gable roof, new doors and windows, replacement of existing doors and windows, new low garden walls, stone patio, and site landscaping.)

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

Project Design Approval and Final Approval 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 condition to provide a section detail of the permeable flagstone patio.

NEW ITEM**G. 711 PALERMO DR E-3 Zone**

Assessor's Parcel Number: 049-282-003
Application Number: MST2013-00334
Owner: Erik Forkalsrud
Landscape Architect: Carol Gross

(Proposal to permit the 'as-built' demolition of an existing retaining wall and site grading, and permit the construction of a new, 105-linear foot, 5-foot 10-inch tall, CMU retaining wall, with a 42-inch guard rail, and a new 40-linear foot, 3-foot 6-inch tall dry-stack, gravity boulder wall. The proposal includes a 1,265 square foot concrete patio, and a total of 40 cubic yards of grading. The existing 11,700 square foot lot is developed with a two-story single-family residence. The proposal will address violations identified in ENF2013-00896.)

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

Project Design Approval 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 and continued one week to Consent.

- 1) Provide a drainage plan.
- 2) Provide Tier 2 Storm Water Management Program compliance.