



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 14, 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
GABRIELE COOK, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Fred Sweeney and Jaime Pierce**

Staff present: **Michelle Bedard**

REVIEW AFTER FINAL

A. 616 E VALERIO ST

R-2 Zone

Assessor's Parcel Number: 027-270-003
Application Number: MST2013-00030
Owner: Catherine Edwardson
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Review After Final for alterations to railing details.)

A letter of concern from Paula Westbury was acknowledged.

Approval of Review After Final as noted on Sheet A-8 (for the vertical spacers to match the color of the railing).

REFERRED BY FULL BOARD**B. 448 ALAN RD****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-072-007
Application Number: MST2013-00062
Owner: Merrill Family Living Trust
Applicant: Michael Merrill
Architect: Kurt Magness
Engineer: Dale Weber

(Proposal to demolish an existing, one-story 1,529 square foot, single-family residence and 329 square foot detached carport, and construct a new, one-story, 1,645 square foot, single-family residence and an attached, 434 square foot, two-car garage. The proposal involves a total of 3,620 cubic yards of site grading. The proposed total of 2,079 square feet, located on a 10,018 square foot lot, is 56% of the maximum floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. This is a revised application to replace the prior two-story proposal (MST2010-00366).)

(Final Approval requested. Project requires compliance with Tier 3 Storm Water Management Program (SWMP).

A letter of concern from Paula Westbury was acknowledged.

Final Approval as noted on Sheet A-3.0 with comments:

- 1) The color changes are acceptable.
- 2) The elimination of the chimney is acceptable.
- 3) The garage cut sheet is to be reproduced on the plans.
- 4) Add the color schedule to the plans.

FINAL REVIEW**C. 526 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-026
Application Number: MST2013-00245
Owner: Paul M. G. Astbury
Designer: Hosa Design Associates

(Proposal to construct a total of 85 square feet of new one-story additions to an existing two-story, 3,420 square foot, single-family residence and attached two-car garage, located on a 1.11 acre parcel within the Hillside Design District. The proposal includes a total of 256 square feet of additions to two existing second-level decks, and a new 126 square foot ground level covered porch. The project will address violations identified within ZIR2009-00440.)

(Final Approval requested.)

A letter of concern from Paula Westbury was acknowledged.

Final Approval as noted on Sheet CS-1 (to show the locations of the proposed rain barrels for compliance with tier 2 SWMP).

Note: The applicant was informed to discuss the existing gravel driveway with Transportation Planning staff.

NEW ITEM**D. 1426 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-002
Application Number: MST2013-00387
Owner: Evans, Peyton Revocable Trust
Applicant: Brian Miller
Contractor: Dan George

(Proposal to permit the 'as-built' trellis roof structure and skylight, located between the existing, 1,981 square foot, two-story single-family residence and the 294 square foot, one-car garage, and convert the existing storage area into a laundry room. The proposal also includes alterations to the detached, 604 square foot, garage/accessory structure to include replacing the 'as-built' double French doors with a new vehicular access garage door, adding a new trellis element, and three new skylights. The proposal includes review by the Staff Hearing officer for requested zoning modifications. No alterations are proposed to the existing residence. The proposal will address violations identified in enforcement case ENF2012-01023. A building permit has been issued to address violations identified in ENF2010-01661.)

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

A letter of support was received from Bob Bierig, 1423 Alta Vista Road.

A letter of concern from Paula Westbury was acknowledged.

Continued Indefinitely to the Staff Hearing Officer and return to Consent with the following comments:

- 1) The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines as the trellis element is not publicly visible do to the location between the garage and residence and that the area is well screened with existing vegetation.
- 2) The skylight on the entry trellis/breezeway is acceptable.
- 3) The trellis and skylight on the detached garage structure is acceptable.
- 4) Dash the location of the skylights on the front view (sheet A-3) of the detached garage structure.
- 5) Provide a color and materials board, and the color schedule on the plans.
- 6) Provide the garage door specification sheet.
- 7) Specify both the new and existing elements on the elevations.
- 8) Specify landscaping for the proposed trellis.

NEW ITEM**E. 2302 EDGEWATER WAY****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-342-010
Application Number: MST2013-00393
Owner: Louise Lucena Living Trust
Architect: Paul Zink

(Proposal for minor site alterations, a total of 78 square feet of additions, minor exterior alterations and interior remodel to an existing, 1,186 square foot, one-story, single-family residence, located on a 5,873 square foot lot in the non-appealable jurisdiction of the Coastal Zone. The proposal includes a 34 square foot addition to the residence, a 44 square foot storage addition, replace the existing windows and roof with new, add a new deck, replace the existing asphalt driveway with pavers, and replace an existing fence with a new 5-foot wood fence located along Mohawk Road. The proposal includes review by the Staff Hearing officer for requested zoning modifications.)

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

Sam Ryan, a neighbor at 2317 Edgewater Way, spoke in favor of the proposed project. A letter of concern from Paula Westbury was acknowledged.

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

- 1) The modification is aesthetically appropriate. The proposed modification does not pose consistency issues with the Single Family Residence Design Guidelines.
- 2) The alterations to the building within the front setback are acceptable.
- 3) The reduction of the open yard is acceptable given the lot constraints of a small corner lot.
- 4) The fence height is acceptable provided the following: the fence should be placed approximately 6 – 8 inches back from the property line in order to provide a vine element for added visual aesthetics and specify the planting vine material.
- 5) Provides details, colors, and materials of the fence.
- 6) If the **Staff Hearing Officer** should require the removal of the plantings, located in the public right-of-way, then replace with a permeable surface or a water-wise landscaping material not to exceed 8 inches in height.

NEW ITEM**F. 1500 FRANCESCHI RD****A-2 Zone**

Assessor's Parcel Number: 019-102-041
Application Number: MST2013-00399
Owner: Farhad Fouladi Living Trust
Designer: Brad Merritt

(Proposal to change the exterior facade to stucco on an existing, two-story, single-family residence with an attached two-car garage, located on a 16,045 square foot parcel in the Hillside Design District. An exterior building color change is also proposed. No changes to the existing windows or decks are proposed.)

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

A letter of concern from Paula Westbury was acknowledged.

Continued one week to Consent with comments:

- 1) Provide color board and specify all proposed colors and materials to include the stucco, windows, deck railing, and trim.
- 2) Provide an alternate stucco color to be a more natural earth tone color.