



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, December 9, 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 Lisa James**
Staff present: **Michelle Bedard**

REVIEW AFTER FINAL

A. 1291 W MOUNTAIN DR **A-1 Zone**

Assessor's Parcel Number: 021-050-037
Application Number: MST2012-00030
Owner: Allison Armour Revocable Living Trust
Architect: Blackbird Architects
Engineer: Kath McCunney

(Proposal to construct a 2,499 square foot, one-story, single-family residence, and an attached, 635 square foot, two-car garage, located on a 3-acre lot in the Hillside Design District. The proposal includes 642 cubic yards of cut and 633 cubic yards of fill. Construction of a detached 500 square foot accessory workshop structure and a 390 square foot open barn is also proposed. The proposed total of 4,024 square feet is 66% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for requested site alterations including minor adjustments to the site elevations and landscaping, the relocation of the driveway, and relocation of the site storm water filtration trench.)

Approval of the Review After Final with the following conditions to provide the manufacturer specification cut sheet of the paver materials, and a section detail to verify permeability.

REVIEW AFTER FINAL**B. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00187
Owner: Allison Armour
Architect: Blackbird Architects
Architect: Bruce Mccunney

(Proposal to convert the existing, 575 square foot, two-car garage into a residential office and art room, and construct a new, 480 square foot, attached, two-car garage, for an existing, 3,714 square foot, two-story, single-family residence. The proposed total of 4,769 square feet, located on an 11.46 acre lot in the Hillside Design District, is 44% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for an amendment to the conditions of approval of the original subdivision (Planning Commission Resolution No. 012-91) for alterations to the approved building envelope.)

(Review After Final to change the garage roof from a gable to a hip roof.)

Continue one-week to Consent with the following comment to study relocating the (bedroom/ closet) window in order to retain the existing roof design.

REVIEW AFTER FINAL**C. 917 PASEO FERRELO****E-1 Zone**

Assessor's Parcel Number: 029-261-006
Application Number: MST2011-00049
Owner: Neil Dipaola
Architect: Dan Weber

(Proposal for alterations and additions to the existing 2,951 square foot, two-story, single-family residence, to include a 45 square foot master bedroom addition and a second-story deck addition to the existing deck. Parking is provided by the existing, attached, 650 square foot garage. The proposed total of 2,996 square feet, located on a 10,500 square foot lot in the Hillside Design District, is 79% of the required floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final for alterations to finish materials, eliminate two windows, change the site wall from smooth concrete to board-formed textured, and add two scuppers and one downspout.)

Approval of the Review After Final as noted, on sheet G003, keynote 9.01, for the color/material changes, and with the following comments:

- 1) Provide a revised construction detail to coordinate with the revised materials.
- 2) The Board finds the minor site and landscaping alterations acceptable, provided that the applicant is to meet with the assigned case planner to verify the height and location of the revised entry deck within the front setback, and remaining front yard.

PROJECT DESIGN AND FINAL REVIEW**D. 265 CONEJO RD****A-1 Zone**

Assessor's Parcel Number: 019-041-008
 Application Number: MST2013-00351
 Owner: Wendy M. Edmunds
 Designer: Kris Kirkelie

(Proposal to construct a 1,986 square foot, one-story, single-family residence and an attached, 415 square foot, two-car garage, located on a 2.35 acre parcel in the Hillside Design District. The prior residence was destroyed in the Tea Fire. A prior project (MST2009-00183) was previously approved and has subsequently expired. The proposal includes a 165 square foot, detached, accessory building, a 696 square foot exterior deck, a new spa, and the removal of one, 30-inch diameter, oak tree. The proposed total of 2,566 square feet is 45% of the guideline floor-to-lot-area ratio (FAR). The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 066-13, and Tier 2 Storm Water Management Program (SWMP).)

Continued one-week to Consent with the following comments:

- 1) Study reduction of the plate height of the garage, and of the garage door proportionately.
- 2) Study the trellis height in relation to the height of the windows.
- 3) Study alternate railing materials.
- 4) Provide SWMP compliance.
- 5) Provide a color copy of the color/materials board.

PROJECT DESIGN AND FINAL REVIEW**E. 1128 HARBOR HILLS LN****E-1 Zone**

Assessor's Parcel Number: 035-314-010
 Application Number: MST2011-00389
 Owner: Bruce R. Anderson
 Applicant: Mark Morando
 Landscape Architect: Chris Gilliland

(Proposal to permit the following "as-built" construction: reconstruction of the front entryway; new retaining walls; stairs; split-level patio with an 857 square foot deck with a fire pit, barbeque and counter on the lower level and a 229 square foot deck on the upper level. A two-story, 3,151 square foot residence and 527 square foot attached garage currently exist on the 29,259 square foot site in the Hillside Design District. No additional square footage is proposed. The project includes the demolition of the "as-built" pergola and storage shed. The proposal addresses violations listed in ENF2011-00344. The project includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 060-13, and Tier 3 Storm Water Management Program (SWMP).)

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 following conditions.

- 1) Modify the fence elevation, as noted on sheet A-5, to reflect the single step configuration.
- 2) Provide full size, scaled, SWMP plans with the revised cistern location and revised calculations.
- 3) The Board finds the selected vegetation screening is sufficient.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Sweeney** and **James**.