



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, January 6, 2014**      **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](http://www.SantaBarbaraCA.gov)**

Representatives present:      **Jaime Pierce and Jim Zimmerman**  
Staff present:      **Michelle Bedard**

### REVIEW AFTER FINAL

**A.      2111 STANWOOD DR      A-1 Zone**

Assessor's Parcel Number:      019-041-026  
Application Number:      MST2009-00173  
Owner:      Taylor Tatman  
Architect:      Christine Pierron  
Engineer:      Morgan Jones  
Contractor:      Thomas Bortolazzo Construction

(Proposal to rebuild a 2,878 square foot two-story single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

**(Review After Final for "as-built" material change of the exterior siding from hardiboard to stucco.)**

#### **Continued one-week to Consent.**

- 1) Provide current (color) photographs of the residence and property.
- 2) Provide railing details.
- 3) Provide manufacturer's specifications and details of the windows.

A letter of expressed concerns from Paula Westbury was received.

**PROJECT DESIGN AND FINAL REVIEW****B. 1426 ALTA VISTA RD****R-2 Zone**

Assessor's Parcel Number: 029-100-002  
Application Number: MST2013-00387  
Owner: Peyton Evans 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.)

**(Project requires compliance with Staff Hearing Officer Resolution No. 080-13.)**

**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.**

A letter of expressed concerns from Paula Westbury was received.

**CONTINUED ITEM****C. 4132 HIDDEN OAKS RD****PUD 0.4 Zone**

Assessor's Parcel Number: 049-440-006  
Application Number: MST2013-00384  
Owner: Garrett Reynolds  
Agent: Suzanne Elledge Planning Permitting Services  
Applicant: California Pools  
Engineer: Pool Engineering, Inc.

(Proposal for a new 30' x 15' pool with an attached 7' x 7' spa and 450 square feet of new decking around the pool and spa. The existing 29,000 square foot lot is located within the Hillside Design District and developed with an existing single-family residence. The proposal includes 80 cubic yards of excavation and will retain all existing trees.)

**(Action may be taken if sufficient information is provided. The plans must provide compliance with the arborist report conditions and the conditions of the original Planned Unit Development (PUD) application.)**

**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) Provide manufacturer specification sheets for the proposed new mechanical equipment.
- 2) Provide a sound barrier solution to minimize the noise generated from the new mechanical pool equipment.
- 3) Provide an addendum letter from the arborist report to address pool drainage; provide a complete drainage plan in compliance with the arborist report to ensure preservation of the existing oak trees.

Public Comment received from:

- 1) Stevie Peters, adjacent neighbor at 4126 Hidden Oaks Road, discussed concerns regarding construction access and to ensure maintenance of the existing site drainage; also expressed concern with noise of new mechanical pool equipment.
- 2) Heike Kilian, adjacent neighbor at 4138 Hidden Oaks Road, expressed concern with pool drainage and preservation of oak trees.
- 3) Paula Westbury, expressed concern with the project.

### **NEW ITEM**

**D. 2618 MESA SCHOOL LN E-3/SD-3 Zone**

Assessor's Parcel Number: 041-283-026  
Application Number: MST2013-00516  
Owner: Ole and Monique Mikkelsen  
Architect: Roberts Design Group

(Proposal to permit an "as-built" six-foot tall wood fence and for a proposed eight-foot tall wood rear fence. The project includes Staff Hearing Officer review for requested zoning modifications for over-height fences. The existing 8,276 square foot lot is developed with a one-story, single-family residence. The proposal will address violations identified within ZIR2013-00068.)

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

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

- 1) The Board finds the height and material of the proposed fences acceptable.
- 2) Provide a landscape solution for screening along the Linda Road frontage.

Public Comment:

Aaron Luckett, neighbor, 308 Linda Rd., expressed support for the project.

A letter of expressed concerns from Paula Westbury was received.

### **NEW ITEM**

**E. 629 MIRAMONTE DR E-1 Zone**

Assessor's Parcel Number: 035-253-007  
Application Number: MST2013-00517  
Owner: Louis C. Pincus Living Trust  
Applicant: Carl Lindberg

(Proposal to alter the existing three-car carport to enclose two carport bays into garage spaces; one bay will remain a carport. The proposal includes review by the Staff Hearing Officer for requested zoning modifications to allow alterations to a structure within the required setbacks.)

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

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

- 1) The Board finds both the current two door proposal acceptable, as well as the one car garage solution per Transportation staff comments.
- 2) Provide garage door and window cut sheets.
- 3) Provide a color and material board to match existing.

Public Comment received from:

- 1) Susan and Jim Felland, neighbor, 623 Miramonte Dr., expressed concern with windows and exterior

lighting.

- 2) Diane Eardley, neighbor, 618 Miramonte Dr., expressed support of the garage doors to improve the façade.
- 3) Paula Westbury, expressed concern with the project.

### **NEW ITEM**

#### **F. 1308 DE LA GUERRA RD**

**E-2 Zone**

Assessor's Parcel Number: 031-142-003  
Application Number: MST2013-00519  
Owner: Ralph H. Luikart

(Proposal for interior and exterior alterations to an existing 3,090 square foot, two-story, single-family residence, located on a 10,800 square foot lot within the Hillside Design District. Exterior changes include: minor façade alterations; door and window alterations; improvements to existing site walls, patio and stairs; and replacement of hand-rails at the lower deck. the proposal will address violations identified within enforcement case ENF2013-00777.)

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

**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.**

A letter of expressed concerns from Paula Westbury was received.

### **NEW ITEM**

#### **G. 1802 EL FARO**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-021-017  
Application Number: MST2013-00520  
Owner: Collin and Odeliah Greene  
Applicant: Mark Morando

(Proposal to permit a 6-foot tall wood fence and gate to exceed 42-inches in height, located within the remaining front yard, along El Faro. The proposal also includes removing the trellis and reducing the over-height vegetation to comply with the maximum 42-inch height requirement within the required setbacks. The existing 6-foot tall fence along Lighthouse Road received a zoning modification in 1978 to allow it to exceed the maximum 42-inches in height. The existing 8,970 square foot parcel is developed with a one-story, single-family residence. The proposal will address violations identified within ZIR2012-00590.)

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

**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) The Board made positive comments of the improved site landscape.
- 2) The Board commented that the over-height fence would be an acceptable aesthetic solution if the applicant should decide to pursue a zoning modification in the future.

A letter of expressed concerns from Paula Westbury was received.

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