



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, April 28, 2014

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
DAVID ENG, Planning Technician
AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Brian Miller and Jaime Pierce for Item A,
and Jim Zimmerman and Denise Woolery for Items B-D**

Staff present: **David Eng, Planning Technician**

FINAL REVIEW

A. 2345 EDGEWATER WAY

E-3/SD-3 Zone

Assessor's Parcel Number: 041-350-001
Application Number: MST2013-00341
Owner: Michal Smulski
Architect: Jim Zimmerman

(Proposal to demolish the existing two-story 2,171 square foot single-family residence, and construct a two-story 2,816 square foot single-family residence, including an attached 420 square foot two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape, and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District, and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline Floor-to-lot Area Ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Final Approval requested. Requires compliance with Planning Commission Resolution No. 0006-14.)

Final Approval as Submitted.

PROJECT DESIGN REVIEW**B. 202 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-016
Application Number: MST2014-00043
Owner: Gavin Family Trust
Applicant: Shelter Architecture

(Proposal for additions and alterations to an existing 1,650 square foot one-story single family dwelling located on a 6,483 square foot parcel within the non-appealable jurisdiction of the Coastal Zone. The project will comprise the demolition of an existing 299 square foot detached one-car garage and 100 square foot detached accessory building, and the construction of a new, 463 square foot, attached two-car garage, and a 51 square foot addition to the residence. Also proposed are 46 linear feet of 4-foot tall retaining walls and 16 linear feet of 6-foot tall wooden fencing to be located in the front yard. This project will result in 2,164 square feet of development and is 77% of the required Floor-to-lot Area Ratio (FAR). There will be 115 cubic yards of grading. The proposal includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval requested. Requires compliance with Staff Hearing Officer Resolution No. 016-14.)

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.

CONTINUED ITEM**C. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014
Application Number: MST2014-00159
Owner: Timothy Gozzano
Designer: Chava Riley

(Proposal to permit "as-built" windows and make exterior alterations including replacing the two single bay garage doors with one double bay garage door, installing new rear doors, and replacing siding with stucco on an existing 1,352 square foot home. Also proposed is the removal of a spa and deck from the interior setback. This proposal will address violations identified in Zoning Information Report ZIR2014-00105.)

(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. Continued indefinitely to staff level review for Final Approval.

NEW ITEM**D. 2020 FOOTHILL RD****A-1 Zone**

Assessor's Parcel Number: 021-103-023
Application Number: MST2014-00185
Owner: Roger Proksch
Architect: Pacific Architects, Inc.

(Proposal for addition and alterations to an existing one-story, single-family residence on a 57,934 square foot parcel in the Hillside Design District. The proposal comprises a 378 square foot addition to the attached two car garage allowing a new storage area at the rear, relocation of pool equipment, window and door replacement on the entire structure, new siding, new roof-mounted solar voltaic panels, and a new roof. Also proposed is a new outdoor fireplace and trellis structure.)

(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. Continued indefinitely to Consent for Final Approval.