



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, August 18, 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
GABRIELE COOK, Interim Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Lisa James and Fred Sweeney**

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

REVIEW AFTER FINAL

A. 1676 FRANCESCHI RD

A-1 Zone

Assessor's Parcel Number: 019-102-004
Application Number: MST2012-00493
Owner: B & B SB Trust
Architect: Kirk Gradin

(Proposal to demolish an existing, 5,124 square foot, single-family residence and construct a new 6,911 square foot, three-story, single-family residence, located on a two-acre lot in the Hillside Design District. The proposal includes an attached 750 square foot three-car garage, two-uncovered parking spaces, a 435 square foot detached accessory building, new site walls and gates, new site landscaping, and a new pool. A total of 2,930 cubic yards of site grading is proposed, which includes 370 cubic yards of grading within the proposed building footprint and 2,560 cubic yards of grading outside the building footprint. The project is 125% of the guideline floor-to-lot area ratio (FAR) and includes a 50% reduction of basement level square footage. The project includes Staff Hearing officer review for requested zoning modifications.)

(Review After Final is requested for the relocation of the electrical transformer and house meter, reduction in the size of the cabana, replacement of the underground pool equipment vault with a new equipment enclosure and trellis, reduction of the accessory building footprint in the northerly front yard, reduction in pool size and associated patio areas in the southerly yard areas, reduction in the amount of stone used as finish material on the main residence, and the elimination of a second story roof area at a stairway. Project must comply with Staff Hearing Officer Resolution No. 029-13.)

Continued indefinitely to Consent Calendar.**FINAL REVIEW****B. 958 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-261-013
Application Number: MST2013-00308
Owner: Schaeffer Family Trust
Designer: Al Winsor

(Revised proposal to construct a 32 square foot, first-floor addition to an existing 1,431 square foot, single-family residence with a detached 561 square foot, two-car garage, with half-bath and laundry room. The proposal also includes remodeling the existing residence, construction of a 364 square foot, detached accessory structure, new site paving, a new raised deck, new site and retaining walls, and the removal of storage and equipment structures. The proposed total of 2,392 square feet is located on a 17,234 square foot lot in the Hillside Design District. The revised proposal eliminates a previously proposed second-story addition above the garage and reorients the proposed detached accessory structure.)

(Final Approval is requested.)

Final Approval as submitted.

FINAL REVIEW**C. 1109 LAS OLAS AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-062-007
Application Number: MST2014-00250
Owner: Thomas Chadwick Carty
Architect: Jim Zimmerman

(Proposal to convert an existing 336 square foot detached garage into habitable accessory space, add 77 square feet to the main building, and create two new uncovered parking spaces at an existing 1,943 square foot residence. The project also includes a new deck and patio in the rear yard. The proposal of 2,020 square feet on a 7,760 square foot lot is 65% of the maximum guideline floor-to-lot area ratio (FAR).)

(Final Approval is requested.)

Final Approval with the following conditions:

- 1) Add a gravel pit or water catchment basin.
- 2) Include a double starter row for the S-tile on the accessory building. Random field tiles are not necessary for this project.

NEW ITEM**D. 201 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-081-002
Application Number: MST2014-00385
Owner: Linda Bedell
Architect: Karl Kras

(Proposal to replace "as-built" exterior decks and stairs with new decks, stairs, and deck cover at the rear of an existing 3,874 square foot, two-level single-family residence with an attached two-car garage in the Hillside Design District. The project includes the conversion of 74 square feet of garage to habitable space on the main floor, replacement of doors and windows on the south elevation, four new skylights, and interior remodel work. No new net square footage is proposed. This project addresses violations identified in zoning information report ZIR2013-00377.)

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

Continued indefinitely to Consent Calendar with the following comments:

- 1) Include missing detail sheet A6.01
- 2) Identify the railing type, deck materials, colors, and finishes.

NEW ITEM**E. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014
Application Number: MST2014-00397
Owner: Timothy Louis Gozzano Living Trust
Designer: Chava Riley

(Proposal to add a 215 square foot second-story deck and 408 square foot deck in the rear yard of an existing two-story 1,352 square foot single-family residence. The project includes new a spa, retaining walls in the rear yard, and additional site work.

(Comments only; project requires environmental assessment.)

Continued indefinitely to Consent Calendar with the following comments:

- 1) Consider an alternative to the proposed glass railing, as that material is not allowed.
- 2) Study the configuration of the stairs from the upper-level deck.
- 3) Consider locating the spa closer to the residence and consolidating the deck areas.
- 4) Provide section drawings through the decks, spa, and stairs.