



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, June 24, 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
 ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCA.gov

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

REVIEW AFTER FINAL

A. 1667 LAS CANOAS RD **A-1 Zone**
 Assessor's Parcel Number: 021-071-010
 Application Number: MST2011-00277
 Owner: Jeffrey Howard Frank Trust
 Architect: Thompson Naylor Architects

(Revised proposal to construct a new, one-story, 2,968 square foot, single-family residence and an attached 574 square foot, two-car garage, located on a 1.3 acre lot in the Hillside Design District. The previous house and garage were destroyed in the Jesusita Fire. A total of 274 cubic yards of grading is proposed. The proposed total of 3,542 square feet is 69% of the guideline floor-to-lot area ratio (FAR). The revised proposal involves an additional 367 square feet from the previously approved project.)

(Review After Final for site and landscaping alterations.)

Postponed indefinitely at the applicant's request.

REFERRED BY FULL BOARD**B. 16 RUBIO RD****E-1 Zone**

Assessor's Parcel Number: 029-342-003
Application Number: MST2013-00079
Architect: Tom Ochsner
Owner: Jim Knecht

(Proposal for a remodel, conversion and additions to existing under-story storage space into habitable space to an existing, 2,022 square foot, single-family residence with an attached two-car garage. The proposal results in an 18 square foot, first level addition and a new 252 square foot, habitable basement. The proposal includes a 456 square foot addition to an existing 280 square foot rear deck. The proposed total of 2,292 square feet, located on a 9,932 square foot lot in the Hillside Design District, is 63% of the floor-to-lot area ratio (FAR). The project includes Staff Hearing officer review for requested zoning modifications.)

(Final Approval requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP).)

Final Approval with conditions:

- 1) Provide frame construction details for windows and doors as shown in elevation.
- 2) Colors and materials are acceptable.

PROJECT DESIGN AND FINAL REVIEW**C. 1624 LA VISTA DEL OCEANO DR****E-1 Zone**

Assessor's Parcel Number: 035-180-083
Application Number: MST2012-00431
Owner: Harrand Family Trust
Architect: Keith Rivera

(Proposal for site and exterior alterations to an existing two-story, 2,822 square foot, single-family residence, with an attached 440 square foot garage, located on a 7,392 square foot lot in the Hillside Design District. The proposal includes replacement of an 'as-built' window on the lower level media room with a new egress window. Site alterations consist of 2 cubic yards of grading, a new 4-foot tall by 3'-6" linear foot retaining wall adjacent to west side of the building to clear existing grade for the new egress window, and permit an 'as-built' A/C unit and pad located within required setbacks. 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. 032-13.)

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.

NEW ITEM**D. 2241 STANWOOD DR****A-1 Zone**

Assessor's Parcel Number: 019-360-016
 Application Number: MST2013-00242
 Owner: Timothy Pinkevich
 Agent: Brian Miller

(Proposal to install a new 6'-6" tall, non-automated, vehicular access gate and stone columns, and permit the 'as-built' 6-foot tall, chain-link fence, which is to be reduced to the maximum allowed 3'-6" in height. A new hedge is also proposed along the chain-link fence which is to be maintained at the maximum allowed 3'-6" height. The existing two-acre parcel is located within the Hillside Design District and is developed with an existing single-family residence.)

(Comments only; project requires environmental assessment.)

Staff comment: environmental assessment has been completed; 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 with comments:

- 1) The chain-link fence is acceptable as it is the black-anodized chain link and it will be screened with hedge materials.
- 2) The 'as-built' chain link fence, located within 10-feet from the front property line, must be reduced to the maximum allowed height of 3'6".
- 3) The hedge, located within 10-feet from the front property line, must be maintained at the maximum of 3'6" in height.

NEW ITEM**E. 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 Assoc

(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.)

(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, and continued indefinitely to Consent with comments:

- 1) Provide railing details.
- 2) Provide color & materials board.
- 3) Provide all final details, including window and door details and framing.
- 4) Provide compliance with Tier 2 Storm Water Management Program.