



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

**Monday, August 5, 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](http://www.SantaBarbaraCA.gov)**

Representatives present: **Brian Miller and Lisa James.**

Staff present: **Michelle Bedard.**

### **REVIEW AFTER FINAL**

**A. 3232 CAMPANIL DR**

**A-1 Zone**

Assessor's Parcel Number: 047-102-028  
Application Number: MST2012-00469  
Owner: Compton Family Trust  
Architect: Jeffrey Berkus  
Contractor: Young Construction  
Landscape Architect: S.A. Fausset-Landscape Architect, Inc

(Proposal for the construction of a new vehicular entry gate, pillars and site walls, located on a 38,049 square foot property to be developed with a new, two-story, single-family residence. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line. An application was approved by the Single Family Design Board on February 25, 2013, to demolish the existing residence and site improvements, and construct a new, 6,864 square foot, two-story, single-family residence, including an attached three-car garage.)

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

**Continued indefinitely to Staff Hearing Officer with comments:**

- 1) The proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 2) The gate/wall design is compatible with the style of the residence; suggestions include reducing the

- height of the pillars and gate proportionately to reduce the mass, bulk and scale.
- 3) Provide details and light fixture specifications.
  - 4) Provide a color board.

## **FINAL REVIEW**

### **B. 1226 PLAZA DEL MONTE E-1 Zone**

Assessor's Parcel Number: 035-360-026  
 Application Number: MST2013-00293  
 Owner: Payatt Family Trust  
 Architect: Kathy Hancock

(Proposal for a 19 square foot entry remodel and addition to an existing 2,706 square foot, two-story, single-family residence. The proposal includes converting 108 square feet of the existing, 667 square foot, three-car garage, into a new laundry room. The proposal will result in a 559 square foot two-car garage. Other alterations include extending the existing concrete landing at the entry and adding a new concrete walkway, repairing a parapet wall on the existing residence, modify the decorative battered walls on the south elevation at the three corners, and adding a new above-ground spa. The proposed total of 2,725 square feet, located on a 10,500 square foot lot in the Hillside Design District, is 72% of the required floor-to-lot area ratio (FAR).)

**(Final Approval is requested. Project requires compliance with Tier 2 Storm Water Management Program (SWMP) prior to granting Final Approval.)**

**Final approval with the condition to revise the Tier 2 SWMP BMP measures to replace the proposed container planters and provide a reduction of hardscape to increase the planter/permeable surface area.**

## **NEW ITEM**

### **C. 3709 LINCOLNWOOD DR E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-051  
 Application Number: MST2013-00305  
 Owner: Phillip J Whaley  
 Landscape Architect: Carol Gross

(Proposal for minor site alterations including new site walls, fencing and gate, located on a 8,885 square foot parcel developed with an existing, two-story, single-family residence. The proposal includes a new, natural-gravity, boulder retaining wall with a maximum 42-inches in height, a new, natural wood gate and fencing with a maximum 68-inches in height, a new, plaster wall with a maximum 30-inches in height, new concrete steps, a new, wood trellis, 140 square feet of new patio paving, new landscaping, and 12 cubic yards of fill.)

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

**Project Design Approval and Final Approval as noted, 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) Add a note to plant the public right-of-way, as indicated, with a drought tolerant ground cover.

**NEW ITEM****D. 1333 SANTA TERESITA DR A-1 Zone**

Assessor's Parcel Number: 055-141-049  
Application Number: MST2013-00306  
Owner: D T Kieswetter Jr. Trust  
Designer: Acanthus Design

(Proposal for a new, decorative, wrought-iron entry gate with a maximum 8-feet in height, and plaster pillars, with a stone cap, with a maximum 7-feet in height, located on a 1.75 acre parcel in the Hillside Design District, developed with an existing single-family residence.)

**(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.**

**NEW ITEM****E. 5 LAS ALTURAS RD E-1 Zone**

Assessor's Parcel Number: 019-331-022  
Application Number: MST2013-00304  
Owner: Achim Wixforth  
Applicant: Joe Strickland  
Designer: D.Shelton Design LLC

(Proposal to replace the existing, exterior, wood stairs with a new curved, steel stairs design with stone treads. The new stairs will not exceed 10-inches in height above grade. The parcel is developed with an existing single-family residence.)

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

**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 comment that it is ok to remove the invasive yucca tree.**