



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Tuesday, September 3, 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: **Fred Sweeney and Brian Miller (Items B, C & D)**

Staff present: **Nicole Hernandez**

REVIEW AFTER FINAL

A. 734 SEA RANCH DR A-1/SD-3 Zone

Assessor's Parcel Number: 047-104-005
Application Number: MST2012-00241
Owner: Graciela Carrasco-Montgomery, Living Trust
Architect: Craig Burdick
Engineer: Paul Spieler

(Revised proposal to construct a 255 square foot addition to an existing, one-story, 2,230 square foot, single-family residence, with an attached 518 square foot two-car garage, located on a 1.36 acre lot in the Hillside Design District and in the non-appealable jurisdiction of the Coastal Zone. The revised proposal eliminates the previously approved 265 square foot, second-story addition and 500 square feet of deck area, eliminates the proposed 250 square foot carport, and retains the existing 518 square foot two-car garage. A total of 420 square feet of new decks are also proposed. The proposed total of 3,003 square feet is 58% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final to raise the ceiling height at the master bedroom and add new clearstory windows, eliminate the previously approved second floor addition, eliminate 500 square feet of second floor deck area, eliminate the proposed one-car carport, and retain the existing two-car garage.)

Final Approval as submitted of Review After Final with conditions:

- 1) Finish review of two doors on garage rather than one.

REVIEW AFTER FINAL**B. 616 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-270-003
Application Number: MST2013-00030
Owner: Catherine Edwardson
Architect: Harrison Design Associates

(Proposal to convert an existing duplex into a new 3,454 square foot, three-story single-family residence with an attached 462 square foot two-car garage. The proposal includes an interior remodel of the existing 552 square foot basement and converting 54 square feet of existing basement crawl space into a new habitable floor area. Exterior alterations include eliminating the gable roof element at the front elevation, demolish and rebuild the 68 square foot front porch, demolish the existing 225 square foot second story deck and replace with a new 396 square foot second story deck, addition of new Juliette balconies, and door and window alterations. The proposed development total of 3,916 square feet, located on a 10,704 square foot parcel, is 103% of the floor-to-lot-area ratio (FAR) guideline for an (R-2) two-family residentially zoned parcel.)

(Final Approval of details of the Review After Final.)

Final Approval as submitted:

- 1) Intermediate railings are wood and painted to match existing.

FINAL REVIEW**C. 521 SANTA BARBARA ST****C-M Zone**

Assessor's Parcel Number: 031-201-009
Application Number: MST2013-00332
Owner: Reh Property, LLC
Applicant: Solforce

(Proposal to install a 9.045 kW rooftop solar photovoltaic system on an existing, 751 square foot, two-story, single-family residence. Also proposed is to replace the existing 100 amp meter main panel with a new 150 amp meter main panel in the same location. The parcel is currently under construction for a new single-family residence under BLD2012-00553.)

(Final Approval of details.)

Final Approval with notes:

- 1) Show location of panels on drawings and submit revised sheet with required alterations. Administrative approval once details are submitted.

REFERRED BY FULL BOARD**D. 1607 SHORELINE DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-173-042
Application Number: MST2010-00193
Owner: Chad Yonker
Architect: James Zimmerman

(Proposal for additions and alterations to an existing 3,034 square foot, two-story, single-family residence, including an attached 533 square foot, two-car garage. The project involves the demolition of 288 square feet of existing floor area, the demolition of an existing 296 square foot first floor covered deck and a 140 square foot upper level uncovered deck. The proposal involves remodeling the existing residence, and new construction to include a 344 square foot first floor addition, an 886 square foot second floor addition, a new 265 square foot covered first floor deck, a new 140 square foot uncovered second story deck, and a new 495 square foot roof deck. Also proposed is a rooftop fireplace, approval of an "as-built" brick fountain in the back yard, alterations to the landscape plan, and alterations to an existing stucco wall at the front property line, not to exceed 42 inches in height. The proposed total of 3,976 square feet, located on a 20,066 square foot lot in the Coastal Zone, is 85% of the maximum guideline floor to lot area ratio. The project includes Planning Commission review for a Coastal Development Permit.)

(Project Design Approval requested. Project requires compliance with Planning Commission Resolution No. 014-12.)

Project Design 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, and continued indefinitely to Consent for Final Approval with the comment.

- 1) The exterior rear stairway was eliminated. Reviewed roof and parapet connections and color boards. Applicant still needs to address 6 items from the resolution.