



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, October 28, 2013 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

- DENISE WOOLERY, *Chair*
- FRED SWEENEY, *Vice-Chair*
- BERNI BERNSTEIN
- BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
- LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
- JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
- JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

- 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 - PRESENT
- GABRIELE COOK, Interim Commission Secretary

Website: www.SantaBarbaraCa.gov

- Representatives present: **Fred Sweeney and Jaime Pierce.**
- Staff present: **Tony Boughman**

REFERRED BY FULL BOARD

A. 2215 EDGEWATER WAY E-3/SD-3 Zone

- Assessor's Parcel Number: 041-350-014
- Application Number: MST2008-00119
- Owner: John Sharrat
- Applicant: Raymond Appleton

(Proposal for a lot line adjustment between the properties at 2215 Edgewater and 2305 Edgewater which will create two bluff top properties. The scope of work for the proposed western lot, 2305 Edgewater Way, includes the construction of a 400 square foot two-car garage for the existing 2,219 square foot two-story single-family residence and the total of 2,619 square feet on the 21,999 square foot lot is 56% of the maximum guideline floor to lot area ratio. The scope of work for the proposed eastern lot, 2215 Edgewater Way, includes demolition of the existing 283 square foot carport and construction of a 400 square foot detached two-car garage and conversion of the existing 627 square foot guest house to a single-family residence and the proposed total of 1,027 square feet on the 31,392 square foot lot is 21% of the maximum guideline floor to lot area ratio. Modifications are requested to allow the garages to encroach into the front setback, and for fences, gates, and trellis to exceed 3.5 feet in height within 10 feet of the front lot lines. The project is located in the appealable jurisdiction of the coastal zone. Planning Commission approval of a coastal development permit, a lot line adjustment, and modifications is requested.)

(Project Design Approval requested.)

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.

PROJECT DESIGN AND FINAL REVIEW**B. 1120 GARCIA RD****E-1 Zone**

Assessor's Parcel Number: 029-283-001
Application Number: MST2013-00225
Owner: Thomas Dean Craveiro
Agent: Morando Design

(Proposal consists of converting a total of 335 square feet of existing understory floor area into habitable additions for a new bedroom, half-bath, and new laundry room to an existing 2,347 square foot, two-story single-family residence, located on a 6,448 square foot parcel within the Hillside Design District. The proposal includes window and door alterations and a minor second-story addition to the existing upper floor master bedroom and bathroom. The proposed total of 2,374 square feet is 85% of the required floor-to-lot area ratio (FAR). 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. 052-13.)

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 one week to Consent for Final Approval with the following comments:

- 1) Provide details and sections of new windows at south and west sides.
- 2) Provide details of the covered entry on west side.
- 3) Provide details for bathroom bump-out of skylight and corbel base.
- 4) Provide a color board.

Items on Consent Calendar were reviewed by **Fred Sweeney** and **Jaime Pierce**.