



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Tuesday, February 18, 2014 **David Gebhard Public Meeting Room: 630 Garden Street** **11:00 A.M.**

BOARD MEMBERS:

FRED SWEENEY, *Chair* (Consent Calendar Architecture Representative)
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES (Consent Calendar Landscape Representative)
JAIME PIERCE (Consent Calendar Landscape Representative)
DENISE WOOLERY
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
GABRIELE COOK, Commission Secretary

Website: www.SantaBarbaraCA.gov

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

Staff present: **Michelle Bedard**

CONTINUED ITEM

A. 426 LAS ALTURAS RD

E-1 Zone

Assessor's Parcel Number: 019-312-007
Application Number: MST2014-00041
Owner: David J. Slomiany Living Trust
Applicant: Eric Knight

(Proposal for a 315 square foot deck addition to an existing 465 square foot second-story deck, located at the rear of the existing, 2,975 square foot, two-story, single-family residence. Alterations to the existing residence include changing an existing second-story window to new French doors, and to permit the 'as-built" air conditioning unit. The existing 2,975 square foot residence, located on a 7,308 square foot lot within the Hillside Design District, is 99% of the required floor-to-lot area ratio (FAR).)

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

Project Design 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, and with the following conditions:

- 1) Provide the railing details, including color.
- 2) Provide details to show how the railing attaches to the pilasters.

NEW ITEM**B. 479 W MOUNTAIN DR****A-1 Zone**

Assessor's Parcel Number: 021-103-024
Application Number: MST2014-00040
Owner: Steven Hayes
Landscape Architect: Common Ground Landscape Architecture

(Proposal to construct two concrete and stucco sound walls totaling 133 linear feet and wooden vehicular access gates with stucco columns along the front streetscape of the parcel. The walls will range in height from 4'-6" to 8'-0", the columns will be 7'-0" tall, and the gates will be 6'-0" tall. Staff Hearing officer review is requested for a zoning modification.)

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

Continued indefinitely to the Staff Hearing Officer to return to Consent with the following comments:

- 1) The proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Design Guidelines; the wall is compatible with the neighborhood.
- 2) Provide gate details; specify operation method (i.e. electric or manual).
- 3) Obtain an arborist report for mitigation of the existing oak trees; specifically the one at the left of driveway.
- 4) Provide a conceptual landscape plan for the areas in front of the walls; consider planting a vine on the wall.
- 5) Provide a colors and materials board.

NEW ITEM**C. 202 LA PLATA****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-151-016
Application Number: MST2014-00043
Owner: Gavin Family Trust
Applicant: Shelter Architecture

(Proposal for additions and alterations to an existing 1,650 square foot, one-story, single family dwelling, located on a 6,483 square foot parcel within the non-appealable jurisdiction of the Coastal Zone. The project will comprise the demolition of an existing 299 square foot, detached one-car garage and 100 square foot detached accessory building, and the construction of a new, 463 square foot, attached, two-car garage, and a 38 square foot addition to the residence. Also proposed is a new 4'-0" tall, 46'-0" linear foot retaining wall and 6'-0" tall, 16'-0" linear foot fence to be located in the front yard. This project will result in 2,151 square feet of development and is 77% of the required floor-to-lot-area ratio (FAR). There will be 20 cubic yards of grading excavation. The proposal includes Staff Hearing officer for requested zoning modifications.)

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

Public attendance: The following individuals attended for purpose of reviewing the proposal.

1. Cesli Vierra, adjacent neighbor, at 201 San Clemente, and
2. Eric Schott, adjacent neighbor, at 206 La Plata.

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.
- 2) Provide colors and materials of the new fence; and color/material alterations to the existing walls.
- 3) Specify wall heights along La Plata and Calle Brevo.
- 4) Provide specifications of landscape areas, existing and proposed.

NEW ITEM**D. 15 FRANCISCO DR****A-1 Zone**

Assessor's Parcel Number: 055-141-012
Application Number: MST2014-00050
Owner: Barry Joseph Waters
Agent: Greg Schmandt

(Proposal for an interior remodel and to permit the "as-built" 77 square foot addition, patio trellis, skylight and door. The development total of 2,631 square feet, located on a 1.08 acre lot within the Hillside Design District, is 53% of the guideline floor-to-lot area ratio (FAR). The proposal will address violations identified within ENF2013-01073.)

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

Continued one week to Consent with the following comments:

- 1) Provide colors and materials board.
- 2) The existing trellis is not acceptable; either show to be demolished or consider a new trellis design.
- 3) Provide alternate window material (other than vinyl), manufacturer specifications and details.