



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, March 3, 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): BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor
 DAVID ENG, Planning Technician
 AMBER FLEMMINGS, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Fred Sweeney, and Lisa James.

Staff present: David Eng, Planning Technician.

REVIEW AFTER FINAL

A. 1482 LOU DILLON **A-2 Zone**

Assessor's Parcel Number: 015-202-048
Application Number: MST2012-00003
Owner: Terence and Angela Becerra
Architect: Eisenbeiz Design Studio
Landscape Architect: Sam Maphis

(Proposal to construct a new 2,483 square foot, two-story residence with an attached 599 square foot garage on a 2.26-acre lot located in the Hillside Design District. Site improvements include an entry gate, fountain, bio-swale, concrete swale, stone garden walls, flagstone patios, removal of two Eucalyptus trees, walkways and landscaping. The proposal includes 293 cubic yards of cut and fill grading. The proposal is 54% of the maximum allowed floor-to-lot area ratio (FAR) guideline. The project requires compliance with Planning Commission Resolution No. 056-03.)

(Review After Final for alterations to the site landscaping for compliance with High Fire Area requirements.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**B. 1575 LA VISTA DEL OCEANO DR**

Assessor's Parcel Number: 035-170-030
Application Number: MST2003-00652
Owner: Inken Gerlach
Agent: Jessica Kinnahan
Architect: Brian Hofer
Applicant: Oceano Investors, LLC
Landscape Architect: David Black
Engineer: Penfield & Smith Engineers

(This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front setbacks, to allow guest parking in the front setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.)

(Review After Final for alterations to the finished floor heights [increase in two feet in master bedroom], revised hip roofs to gabled roofs above garage and great room, revised floor level at main entry to match garage, and minor interior floor plan alterations. Project requires Substantial Conformance Determination.)

Approved as submitted of Review After Final.

REVIEW AFTER FINAL**C. 376 LAS ALTURAS RD****A-1 Zone**

Assessor's Parcel Number: 019-312-021
Application Number: MST2010-00123
Owner: Kevin G. Cravens
Architect: Sherry & Associates
Contractor: Ken Ruiz

(Proposal to replace a 1,979 square foot house and 488 square foot garage destroyed in the Tea Fire. Proposed is a 4,005 square foot, three-story, single-family residence, attached 523 square foot two-car garage, pool, decks, and 390 total cubic yards of grading. The proposed total of 4,528 square feet, located on a 1.1 acre lot in the Hillside Design District, is 90% of the guideline floor-to-lot area ratio (FAR).)

(Review After Final for relocation of front entry to east elevation, reconfiguration of the master bedroom, alterations to windows and doors, elimination of kitchen skylight, alteration to existing upper level balcony, and minor alterations to the site landscaping.)

Approved as submitted of Review After Final.

REFERRED BY FULL BOARD**D. 1315 MISSION RIDGE RD****E-1 Zone**

Assessor's Parcel Number: 019-210-017
Application Number: MST2014-00006
Owner: Donald and Adrienne Burlington
Architect: Thompson Naylor Architects

(Proposal for alterations to an existing, two-story, 3,104 square foot, single-family residence, including the attached two-car carport, located on a 13,068 square foot lot in the Hillside Design District. Alterations include replacement of the bridge and front entry deck, addition of new site steps at grade (adjacent to the bridge), replacement of all existing wood decks and railings, a 16 square foot addition to deck two (2), resurfacing the exterior facade with new stucco, reroof, and replacement of existing skylights.)

(Final Approval requested.)

Final Approval as submitted.

PROJECT DESIGN AND FINAL REVIEW**E. 1816 CLEVELAND AVE****R-2 Zone**

Assessor's Parcel Number: 027-061-010
Application Number: MST2013-00344
Owner: Gordon Family Survivor's Trust
Architect: Peter W. Hunt

(Proposal to permit the 'as-built' 64 square foot entry porch addition, an 'as-built' 95 square foot under-floor utility room addition, a remodel and addition to the existing two-car carport, and the 'as-built' approximately 342 square foot, uncovered, deck, located above the carport. The proposed total of 1,283 square feet, located on a 5,050 square foot lot in the Hillside Design District, is 53% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The project will address violations identified in ENF2013-00555.)

(Project Design and Final Approval requested. Project requires compliance with Staff Hearing Officer Resolution No. 075-13.)

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 conditions:

- 1) Clarify labeling of elevations and sections, and include additional detail reference marks on plan Sheet A3.
- 2) Provide a color board indicating the color of siding on the house and deck wall.
- 3) Provide color, sample, or specification of deck material.

NEW ITEM**F. 30 ALSTON PL****A-2 Zone**

Assessor's Parcel Number: 015-161-009
Application Number: MST2014-00078
Owner: Douglas Kaplan Revocable Trust
Designer: Amy Von Protz

(Proposal to construct a 29 square foot first floor entry addition to an existing 2,675 square foot two-story single family dwelling with an attached 496 square foot two-car garage. The project also proposes roof alterations to accommodate a new deck, and other exterior alterations. The proposed total of 3,200 square feet is 64% of the guideline floor-to-lot-area ratio (FAR).)

(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 with conditions and continue indefinitely to Consent for Final Approval:

- 1) Provide section drawing through the garage door.
- 2) Provide catalogue cut sheet of proposed light fixtures.
- 3) Show detail of plasterwork transition to roof edge (e.g. above garage door)
- 4) Recess the entry door.
- 5) Study location and size of powder room window.
- 6) Bookend balcony railings with wall extensions.
- 7) Address drainage on deck above doors on southeast elevation.
- 8) Provide spec sheet for tile proposed for deck.
- 9) Provide detail of patio walls, including wall treatment and specifications for tiles.