



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Tuesday, April 1, 2014

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

FRED SWEENEY, *Chair*
BRIAN MILLER, *Vice-Chair*
BERNI BERNSTEIN
LISA JAMES
JAIME PIERCE
DENISE WOOLERY
JIM ZIMMERMAN

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

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

Website: www.SantaBarbaraCA.gov

Representatives present: **Fred Sweeney and Jaime Pierce**

Staff present: **David Eng, Planning Technician**

REVIEW AFTER FINAL

A. 1820 ANACAPA ST

E-1 Zone

Assessor's Parcel Number: 027-041-016
Application Number: MST2013-00127
Owner: Graham M. Lyons
Architect: Kent Mixon

(Proposal to construct 88 square feet of one-story additions and exterior alterations to an existing 4,282 square foot two-story, single-family residence, including an attached three-car garage, resulting in a proposed residential total of 4,370 square feet. The proposal includes replacement of all windows, addition of new dormer roofs and an 82 square foot deck addition. The proposed residential development of 5,266 square feet, which includes a detached 1,198 square foot pool cabana structure, and associated site storage area, located on a 27,817 square foot lot, is 110% of the guideline floor-to-lot area ratio (FAR). The proposal will address zoning violations identified in enforcement case ENF2012-00332.)

(Review After Final for change of exterior material from smooth texture plaster to HardiePlank Artisan lapped siding with six inch exposure.)

Present: Nicole Hernandez, Urban Historian

A letter of expressed concerns was received by Kellam de Forest.

Ms. Hernandez explained that HardiePlank siding is an acceptable material to use this residence.

Final Approval as submitted of Review After Final.

REVIEW AFTER FINAL

B. 1222 SHORELINE DR

E-3/SD-3 Zone

Assessor's Parcel Number: 045-214-021
Application Number: MST2013-00207
Owner: Janice & Robert Kopf Trust
Architect: James Zimmerman

(Proposal to demolish an existing 1,160 square foot one-story, single-family residence and 440 square foot garage, and construct a new 1,680 square foot two-story, single-family residence with a detached 440 square foot two-car garage, located on a 5,662 square foot lot within the appealable jurisdiction of the Coastal Zone. The proposed total of 2,120 square feet is 82% of the required floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit. The proposal will address violations identified in ZIR2013-00048.)

(Review After Final for revised kitchen and master bedroom windows, a reduced second floor bay window, and a revised garage floor plan to include a trash storage area.)

Final Approval as submitted of Review After Final.

FINAL REVIEW

C. 1930 EMERSON AVE

R-2 Zone

Assessor's Parcel Number: 025-401-015
Application Number: MST2014-00009
Owner: Jonathan V. Leech
Architect: Wade Davis Design

(Proposal for a 113 square foot one-story addition and a 397 square foot two-story addition to an existing 1,221 square foot one-story, single-family residence. Also proposed is an interior remodel, a 158 square foot second story deck, new windows and doors, change of use of 35 square feet of habitable space to utility room, an 18 square foot addition of storage space, a 41 square foot potting shed, and a new roof. There will be no site grading. This project will result in 1,731 square feet of development on a 5,280 square foot parcel, which is a 69% of the guideline floor-to-lot area ratio (FAR). No alterations are proposed to the existing stone walls and garage which have been found to be historically significant.)

(Final Approval requested.)

Final Approval as submitted.

NEW ITEM**D. 1010 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-203-002
Application Number: MST2014-00099
Owner: David & Le Goldmuntz
Applicant: Dale Pekarek
Architect: The Fine Line
Engineer: Michael Gerenser

(Proposal to replace an existing stone wall with new terraced retaining walls in the rear yard of an existing 5,698 square foot single-family residence with an attached three-car garage and detached three-car carport on a 30,636 square foot lot in the Hillside Design District. The proposal includes 70 cubic yards of grading. No trees will be removed.)

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

Continued one week to Consent with comments:

1) Provide finishes on retaining walls and additional elevation details.

NEW ITEM**E. 1035 CIMA LINDA LN****A-2 Zone**

Assessor's Parcel Number: 015-202-004
Application Number: MST2014-00122
Owner: Peter Sadowski & Denise Decker
Architect: The Fine Line

(Proposal to construct two metal arbors, a wood burning pizza oven, and a six foot wide counter in the rear yard of single-family residence on a 1.3 acre lot in the Hillside Design District.)

(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**F. 3455 MARINA DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-022-004
 Application Number: MST2014-00127
 Owner: Russ M. Strobel Revocable Trust
 Applicant: Turenchalk Planning Services
 Designer: Windward Engineering

(Proposal to permit as-built alterations to a 4,698 square foot one-story, single-family residence on a 1.23 acre lot including the conversion of a 32 square foot attached garden closet to habitable floor area, installation of a 5'-7" tall double entry gate, and installation of a dog shower at the west elevation. The project will address violations identified in enforcement case ENF2014-00209.)

(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.

- 1) Approval is granted on the condition that the light fixtures flanking the gates shall be removed and stone covers shall be installed to cover the exposed junction boxes.
- 2) The Board commented that the driveway gate, window at the now enclosed garden shed, and dog shower were acceptable.

NEW ITEM**G. 726 SANTECITO DR****A-2 Zone**

Assessor's Parcel Number: 015-070-004
 Application Number: MST2014-00130
 Owner: James Hughes
 Designer: Tony Xiques

(Proposal to replace the roofing material of an existing one-story single family residence in the Hillside Design District with two-piece mission tile. The project also proposes enclosure of an existing 176 square foot covered porch and minor façade alterations including replacement of doors and windows and replacement of exterior stucco. Minor site alterations include replacement of the existing asphalt driveway with permeable paving and other landscaping. This project will address violations identified in Zoning Information Report ZIR2013-00330.)

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

Continued indefinitely to Consent with comments:

- 1) Indicate front yard wall height and materials.
- 2) Indicate walkway and driveway materials and colors.
- 3) Provide entry arbor elevation and details.
- 4) Provide pergola elevation and details.
- 5) Provide section details of proposed cupola.
- 6) Provide window and door schedule and details.
- 7) Provide bay window details.
- 8) Provide landscape plan.
- 9) Provide roofing details with indication of a double starter row.

NEW ITEM**H. 539 MEIGS RD****E-1 Zone**

Assessor's Parcel Number: 035-112-011
Application Number: MST2014-00131
Owner: Blau Diane Trustee
Architect: Steven Pen Hsu

(Proposal for window, door and roof alterations to the rear elevation of an existing two-story single family home located in the Hillside Design District. The project also includes interior alterations to the existing living and dining rooms, and the relocation of the existing kitchen.)

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

Continued one week to Consent.

NEW ITEM**I. 940 ARBOLADO RD****E-1 Zone**

Assessor's Parcel Number: 019-232-008
Application Number: MST2014-00132
Owner: Patrick Family Revocable Trust
Architect: Burnell, Branch & Pester Architect

(Proposal to raise the west portion of the existing roof to accommodate one of three new bay windows of a 2,360 square foot two-story, single-family home on a 26,377 square foot lot in the Hillside Design District. The project also proposes to install a new front entry door and three new skylights, reconfigure several smaller windows and remodel the interior.)

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

Referred one week to Full Board.