



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, July 7, 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: **Denise Woolery and Jim Zimmerman**
Staff present: **David Eng, Planning Tech**

PROJECT DESIGN AND FINAL REVIEW

A. 507 SAN ONOFRE RD E-3/SD-2 Zone

Assessor's Parcel Number: 051-302-005
Application Number: MST2014-00087
Owner: Tobias Kruse
Architect: Dwight Gregory
Owner: Shannon & Gary Gaston

(Proposal to permit as-built fences of up to six feet tall, and that exceed the three and one-half foot height limit for fences located within 10 feet of a front lot line. An Administrative Exception for over-height fences is requested. This proposal will abate violations identified in enforcement case ENF2013-01114. The proposal also includes the addition of a new 180 square foot, second-story deck and exterior stairs to an existing 1,620 square foot, two-story, single-family residence on a 9,876 square foot lot.)

(Project Design Approval and Final Approval requested.)

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.

PROJECT DESIGN AND FINAL REVIEW**B. 919 CALLE CORTITA****E-1 Zone**

Assessor's Parcel Number: 041-176-018
Application Number: MST2014-00167
Owner: Jonathan Zaid and Ida Meomartino
Designer: Don Swann

(Proposal to construct a 550 square foot one-story addition to an existing two-story 1,744 square foot single-family residence with an attached 392 square foot, two-car garage. The proposal also includes the demolition of two decks totaling 584 square feet and replacement with two decks totaling 690 square feet at the rear of the residence. The project also proposes the removal of "as-built" exterior stairs and replacement of stairs on the south elevation of the residence. The total of 2,686 square feet on a 8,408 square foot lot is 82% of the required Floor-to-lot Area Ratio (FAR). The project will address violations identified in Zoning Information Report ZIR2013-00372. Staff Hearing Officer review is required for requested zoning modifications.)

(Project Design Approval and final Approval requested. Project must comply with Staff Hearing Officer Resolution No. 037-14.)

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.

CONTINUED ITEM**C. 891 JIMENO RD****E-1 Zone**

Assessor's Parcel Number: 029-051-026
Application Number: MST2014-00292
Owner: Hurst Family LP Harrison Yale Hurst
Applicant: Arroyo Seco Construction

(Proposal for a new 392 square foot swimming pool and spa in the rear yard of an existing residence in the Hillside Design District. The project includes 60 cubic yards of grading to be exported.)

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

Final Approval as submitted.

CONTINUED ITEM**D. 2139 ST JAMES DR****E-1 Zone**

Assessor's Parcel Number: 049-390-025
Application Number: MST2014-00296
Owner: Kent J. Vankoughnet and Linda Seale
Designer: Amy Von Protz

(Proposal to add a 162 square foot storage area to two-car garage of an existing 2,708 square foot residence in the Hillside Design District. The project also proposes a 180 square foot balcony located directly above the new storage addition, and a minor window change. The proposed total of 2,870 square feet on a 29,966 square foot lot is 60% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Continued to staff for administrative approval with the following comments and conditions:

- 1) The Board recommends a door with flanking side lites from the bedroom to the proposed upper-level balcony.**
- 2) The Board finds the proposed upper-level balcony located 10 feet from the property line acceptable with modifications as noted below.**
- 3) Include a five-foot tall solid railing on the north elevation of the proposed upper-level balcony to address potential privacy and noise issues.**
- 4) The railing shall be clad in siding to match existing on the house. Retain the band of decorative wood trim along the floor plate of the proposed balcony.**