



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 15, 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
 GABRIELE COOK, Interim Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Lisa James and Fred Sweeney**
Staff present: **David Eng, Planning Technician**

REVIEW AFTER FINAL

A. 2345 EDGEWATER WAY **E-3/SD-3 Zone**
 Assessor's Parcel Number: 041-350-001
 Application Number: MST2013-00341
 Owner: Michal Smulski
 Architect: James Zimmerman

(Proposal to demolish the existing, two-story, 2,171 square foot, single-family residence, and construct a two-story, 2,816 square foot, single-family residence, including an attached, 420 square foot, two-car garage. The project includes the removal of two existing palm trees, new site walls and fencing, a new pool and spa, new hardscape and site landscaping. The proposed total of 2,816 square feet, located on a 25,265 square foot lot in the Hillside Design District and in the appealable jurisdiction of the Coastal Zone, is 60% of the guideline floor-to-lot area ratio (FAR). The project includes Planning Commission review for a Coastal Development Permit.)

(Review After Final is requested for a change in the roof type at the east elevation from a shed to gabled roof, and for the elimination of lanterns at the front gate.)

Approval of Review after Final with the following comment:

- 1) Review After Final includes revision of cedar wood shingles to painted Cedar Valley grey fiber shingles and a new model of exterior light fixture.

FINAL REVIEW**B. 227 LA MARINA DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-161-013
Application Number: MST2014-00117
Owner: Brummett Family Trust
Architect: Robert Foley

(Proposal for partial demolition, addition, and remodel of an existing 2,519 square foot, two-story, single-family residence, with an attached 281 square foot, one-car garage. The proposal includes demolition of the existing garage and construction of a new, attached, 400 square foot, two-car garage that encroaches into the 20 foot front yard setback. It also includes new first- and second-floor additions, resulting in net new square footage of 78 feet for the residence. The proposal involves new site hardscape for reconfiguration of the driveway. The proposed total of 2,597 square feet, located on a 6,000 square foot lot, is 97% of the required maximum floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for zoning modifications.)

(Final Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 034-14).

Project was continued indefinitely to Consent Calendar.

NEW ITEM**C. 1366 SYCAMORE CANYON RD****E-1 Zone**

Assessor's Parcel Number: 015-130-012
Application Number: MST2014-00445
Owner: Tyson Thompson
Designer: Russell Banko Design & Construction

(Proposal to construct a 169 square foot, one-story addition to an existing 1,633 square foot, one-story residence with an existing 440 square foot, attached two-car garage. The proposal includes the addition of a five-foot tall board and batten sound wall in the front yard, and a new patio and landscaping in the rear yard. The proposed total of 2,234 square feet of development on a 17,911 square foot lot in the Hillside Design District is 51% of the guideline maximum floor-to-lot area ratio (FAR).)

(Comments only; project requires environmental assessment.)

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 indefinitely to Consent Calendar with the following conditions:

- 1) Provide a section through the fence with footing details.
- 2) Provide a detail of the cap at the fence.
- 3) Identify the length of the fence on the site plan.
- 4) Indicate the width of the driveway.
- 5) Provide a sample of the driveway materials
- 6) Reconcile the interface of the paved roadway with Caltrans.
- 7) On the elevations, include detail notes for the board and batten.
- 8) Provide window details.
- 9) Provide sliding glass door details.
- 10) Provide details of the vents.
- 11) Clarify the roof material
- 12) Show gutters and downspouts
- 13) Include lighting fixtures on plans.
- 14) Consider replacing the eucalyptus with quercus ilex.
- 15) Obtain Fire Department approval of planting selections.

NEW ITEM**D. 302 PIEDMONT RD****A-1 Zone**

Assessor's Parcel Number: 055-153-007
Application Number: MST2014-00443
Owner: Dayton, Nancy
Applicant: Gayle Garcia
Engineer: POOL Engineering Inc

(Proposal to construct a new 900 square foot pool, spa, associated pool equipment, barbecue, outdoor bar, and retaining walls at an existing residence located in the Hillside Design District. 200 cubic yards of grading is also proposed.)

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

Project was continued indefinitely to Consent Calendar.