



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, September 29, 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. 856 FERRELO PL **E-1 Zone**

Assessor's Parcel Number: 029-330-011
Application Number: MST2012-00397
Owner: Nan Zhou
Designer: Sophie Calvin

(Proposal for a seven square foot addition at the existing entry; a new 31 square foot entry porch, window, and door alterations; and 'as-built' patio and site walls located within the setbacks at an existing 2,335 square foot, one-story, single-family residence located in the Hillside Design District. The project includes Staff Hearing Officer review for requested zoning modifications. The project is 74% of the guideline floor-to-lot area ratio (FAR). The proposal will address the violations identified in enforcement case ENF2012-00195.)

(Review After Final is requested to change the proposed dry stack retaining walls in the front yard to concrete, and to finish the visible concrete walls with sandstone colored plaster and mortared stone caps.)

Approval of Review after Final as submitted.

REVIEW AFTER FINAL**B. 3232 CAMPANIL DR****A-1 Zone**

Assessor's Parcel Number: 047-102-028
Application Number: MST2012-00469
Owner: Compton Family Trust
Architect: Jeffrey Berkus
Contractor: Young Construction
Landscape Architect: S.A. Fausset-Landscape Architect, Inc

(Proposal to demolish an existing residence and site improvements, and construct a new 6,864 square foot, two-story, single-family residence, including an attached three-car garage located on a 38,049 square foot lot. The proposal also includes a new vehicular entry gate, pillars and site walls. The proposal includes Staff Hearing Officer review for a requested zoning modification to allow the new site improvements to exceed the maximum 42-inch height requirement, located within 20-feet of the front property line.)

(Review After Final is requested for revisions to exterior finish materials, minor revisions to window size and locations, minor revisions to the hand rails at the south terrace, repositioning of the fireplace at the west terrace, and minor revisions to the exterior elevations.)

Approval of Review after Final as submitted.

FINAL REVIEW**C. 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.)

Final Approval as submitted.

CONTINUED ITEM**D. 1732 CALLE CERRO****R-1 Zone**

Assessor's Parcel Number: 041-051-003
Application Number: MST2014-00273
Owner: Claire Mon Mcguire
Architect: Jim Fenske
Contractor: Andreas Hauke

(Proposal to demolish an "as-built" deck and elevator, to convert approximately 170 square feet of existing basement to habitable space, replace all exterior windows and doors, replace the siding with cedar shingles, replace the roof with a new fiberglass roof and for interior alterations to an existing single-family residence with an attached two-car garage. The proposed total of 2,461 square feet on an 18,800 square foot lot in the Hillside Design District is 56% percent of the guideline maximum floor-to-lot area ratio (FAR). The project will address the violations identified in Zoning Information Report ZIR2013-00590 and enforcement case ENF2013-01422.)

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

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.

NEW ITEM**E. 1505 GRAND AVE****R-2 Zone**

Assessor's Parcel Number: 029-041-002
Application Number: MST2014-00378
Owner: Klaus and Adelgund Heinemann
Applicant: Rob Maday

(Proposal to permit an "as-built" 90-foot long retaining wall of up to seven feet tall in the rear yard, and remove two unpermitted accessory structures. The project will address violations in enforcement case ENF2014-00470.)

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

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.

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials.

NEW ITEM**F. 1401 HILLCREST RD****A-2 Zone**

Assessor's Parcel Number: 019-112-001
 Application Number: MST2014-00474
 Owner: Sharon L. Erskine Revocable Trust
 Landscape Architect: RMLA

(Proposal for a new pedestrian entry along Mission Ridge Road. The project includes grading and site work for 84 linear feet of 36" tall dry stacked stone retaining walls and a stone staircase. Also proposed is 290 linear feet of black vinyl covered chain link fencing to be installed at the two interior property lines. New landscaping and irrigation will occur at the front portion of this 56,628 square foot parcel. There will be 42 cubic yards of grading excavation and 5 cubic yards of fill dirt.)

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

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.

NEW ITEM**G. 1322 ALAMEDA PADRE SERRA****E-1 Zone**

Assessor's Parcel Number: 019-201-010
 Application Number: MST2014-00458
 Owner: Mike R Shafer
 Applicant: Galen Lewis

(Proposal to install a pair of automated driveway gates and construct two columns and site walls flanking the driveway.)

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

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 the following condition:

- 1) Only two lanterns shall be installed on either of the two pairs of columns at the west driveway entrance.

NEW ITEM**H. 110 VIA DEL CIELO****E-1 Zone**

Assessor's Parcel Number: 035-050-045
 Application Number: MST2014-00470
 Owner: Mr. and Mrs. Auchincloss
 Applicant: Tom Curry

(Proposal to replace concrete tile roofing with VMZinc Quartz Zinc metal roofing on an existing single-family residence in the Hillside Design District.)

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

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

I. 15 RUBIO RD

E-1 Zone

Assessor's Parcel Number: 029-341-014
Application Number: MST2014-00302
Owner: Elizabeth Stegall
Architect: Amy Taylor

(Proposal to permit an "as-built" upper-level wood deck to an existing 2,499 square foot two-story residence with a detached 342 square foot two-car garage on a 7,477 square foot lot in the Hillside Design District. Also included are minor window and door alterations and new flagstone landing with steps. The project will address violations identified in Zoning Information Report ZIR2014-00129. The project also includes Staff Hearing Officer review for requested zoning modifications.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 046-14).

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.