



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 13, 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: **Jaime Pierce and Fred Sweeney**
Staff present: **David Eng, Planning Tech**

FINAL REVIEW

A. 296 SCHULTE LN **A-1 Zone**
 Assessor's Parcel Number: 055-230-004
 Application Number: MST2013-00406
 Owner: Stone Family Trust
 Architect: AB Design Studio

(Proposal to construct a 4,697 square foot, two-story single-family residence, with an attached 506 square foot, two-car garage. The proposal includes an attached, 363 square foot accessory structure, a detached 300 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 4,652 square feet on a 2.18 acre vacant lot in the Hillside Design District is 83% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading/building footprint.)

(Final Approval is requested. Project must comply with Tier 3 Storm Water Management Program and requires a 3-star rating with Built Green Santa Barbara. Project must comply with Planning Commission Resolution No. 009-14.)

Continued indefinitely to Consent.

Public Comment: Don Swann, a neighbor in close proximity, expressed concern about the installation of roof-top solar panels.

NEW ITEM**B. 647 SEA RANCH DR****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-009
Application Number: MST2014-00489
Owner: Michael D. and Julie A. Miller
Designer: Amy Von Protz

(Proposal to construct a new covered outdoor barbecue area, a new detached trellis, a new spa and fire pit, and approximately 126 linear feet of new retaining walls (max 8-feet tall) with an 18-inch bench seat, and a new decorative wall and posts at the entry courtyard adjacent to the driveway. The parcel is currently developed with an existing, two-story, 3,649 square foot, single-family residence, including an attached, two-car garage. The parcel is within both the appealable and non-appealable jurisdictions of the Coastal Zone and requires Coastal Review.)

(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 and continued indefinitely to Consent Calendar with the following comment:

1) Consider reorienting the proposed courtyard walls to be orthogonally consistent with the residence.

REVIEW AFTER FINAL**C. 30 CAMINO ALTO****A-1 Zone**

Assessor's Parcel Number: 019-130-028
Application Number: MST2011-00215
Owner: David Darren Long
Architect: ARCHart, Inc.
Applicant: Manuel Contreras

(Proposal to construct a new three-level 3,699 square foot residence, including a 518 square foot two-car garage, located on a 23,091 square foot lot in the Hillside Design District. The previous home was destroyed in the Tea Fire. The project includes Staff Hearing Officer review for a requested zoning modification. The proposed total of 3,699 square feet, located on a 23,091 square foot lot, is 79% of the guideline floor-to-lot-area ratio (FAR).)

(Review after Final is requested for replacement of proposed cable railing with glass railing at the rear deck.)

Continued one week to Full Board.