



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, October 27, 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](http://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.)**

**Project was postponed indefinitely at the applicant's request.**

**PROJECT DESIGN REVIEW****B. 1118 FERRELO RD****E-1 Zone**

Assessor's Parcel Number: 029-321-014  
Application Number: MST2014-00397  
Owner: Timothy Louis Gozzano Living Trust  
Designer: Chava Riley

(Proposal to add a 215 square foot second-story deck and 408 square foot ground-level deck in the rear yard of an existing two-story 1,352 square foot single-family residence in the Hillside Design District. The project includes removal of an outdoor barbecue and several existing low sandstone retaining walls in the rear yard, and construction of two new sandstone walls of up to 30 inches tall in the rear and front yards.)

**(Project Design Approval is requested.)**

**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.**

**NEW ITEM****C. 3443 SEA LEDGE LN****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-005  
Application Number: MST2014-00526  
Owner: Dunlap Family Trust  
Agent: Alicia Harrison

(Proposal for issuance of an emergency permit to install a retaining wall to address slope failure on private property located at Sea Ledge Lane, in the Hillside Design District and appealable jurisdiction of the Coastal Zone. The project includes construction of 67 linear feet of retaining wall with a maximum of six feet of exposed wall face on the uphill side, and the extension of the drainage system to the rip rap at the basin at lower Sea Ledge Lane. The main project requires Staff Hearing Officer review for a Coastal Development Permit.)

**(Comments only; project requires comments to Community Development Director for issuance of an emergency repair permit and to Staff Hearing Officer review for a Coastal Development Permit.)**

**Project was continued indefinitely to the Community Development Director and Staff Hearing Officer, to return to Consent, if necessary, with the following comments:**

- 1) The Board finds that the proposed retaining wall is appropriate and does not pose consistency issues with the design guidelines.
- 2) The retaining wall should be constructed of either board-formed concrete with horizontal bands of 4 to 8 feet long on center, or plywood-formed concrete with exposed joints.
- 3) The concrete should be colored a dark earthen tone.
- 4) Provide a landscape plan.

**NEW ITEM**

**D. 1444 JESUSITA LN**

**A-1 Zone**

Assessor's Parcel Number: 055-240-015  
Application Number: MST2014-00523  
Owner: Irene H. Elias  
Applicant: Gayle Garcia  
Engineer: San Juan Products

(Proposal for a new 207 square foot in-ground fiberglass pool in the rear yard of a 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.**