



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 10, 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**

### REVIEW AFTER FINAL

**A.      2105 ANACAPA ST      E-1 Zone**

Assessor's Parcel Number:      025-242-011  
Application Number:      MST2008-00311  
Owner:      Barbara E. Mathews Revocable Trust  
Architect:      Britt Jewett  
Landscape Architect:      Arcadia Studio

(Proposal to construct a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The revised project includes Staff Hearing Officer review for requested zoning modifications.)

**(Review After Final is requested for a new 140 square foot covered patio at the south elevation, and for an additional three square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. Project must comply with Staff Hearing office Resolution Nos. 021-09, 024-09, and 054-14 and Planning Commission Resolution No. 021-09.)**

**Approval of Review After Final as submitted.**

**FINAL REVIEW****B. 1225 MANITOU LN R-1 Zone**

Assessor's Parcel Number: 041-010-036  
Application Number: MST2014-00463  
Owner: Trent Baer  
Applicant: Robert Dawson

(Proposal for a new 629 square foot pool and 38 square foot spa with associated pool equipment, fencing, and patio in the rear yard of a single-family residence in the Hillside Design District.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**FINAL REVIEW****C. 1150 HARBOR HILLS DR E-1 Zone**

Assessor's Parcel Number: 035-313-002  
Application Number: MST2014-00154  
Owner: Avo Semerdjian  
Architect: Gregory Jenkins

(Proposal for as-built freestanding pillars of 3-1/2 feet to 7-1/2 feet in height, a 4 foot, 10 inch tall ornamental iron pedestrian gate, an 18 inch tall garden wall, site lighting, and stone steps to an existing single family dwelling on a 22,345 square foot lot located in the Hillside Design District. This project addresses violations in enforcement case ENF2011-00950.)

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

**Project Design 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****D. 210 BALBOA DR E-3/SD-3 Zone**

Assessor's Parcel Number: 041-361-008  
Application Number: MST2014-00532  
Owner: Tenoso Family Trust

(Proposal to remove a gabled roof and construct a new 482 square foot roof deck at an existing 2,649 square foot, two-story, single-family residence. The project includes adding a new guardrail and repairing the existing deck above the garage, replacement of all windows and doors, alterations to the upper floor roof eaves, a new standing seam metal roof, and remodel of the interior. No changes to the square footage are proposed.)

**(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 with the following comments:**

1) Specify the colors to be used.

- 2) Specify the lighting.
- 3) Study the second story clerestory windows at the south elevation.
- 4) Provide details of the roof element at the rear east elevation.
- 5) Provide details for the garage door.
- 6) Provide window details.
- 7) Clarify the fencing.
- 8) Clarify responsibility for repairs to the sidewalk area.

## **NEW ITEM**

### **E. 2011 EDGEWATER WAY**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-067  
Application Number: MST2014-00462  
Owner: Victoria Chin  
Architect: Lori Kari

(Proposal to relocate the existing garage opening to face the street frontage. The garage alterations include a new garage door, driveway, and the removal of existing landscaping in the front yard. The project also proposes the replacement of doors and windows in existing and new openings on the east, west, and south elevations, the addition of a door and window in crawl space locations, the infill of a crawl space with a craft room and half bath, and the interior remodel of the existing kitchen and bath. A new pool and 15 cubic yards of associated grading, and a new five foot high wall and gates at the front of the house are also proposed. The proposed total of 1,490 square feet of development on a 19,320 square foot lot in Hillside Design District and the Appealable Jurisdiction of the Coastal Zone is 32% of the guideline floor-to-lot area ratio (FAR). This project includes Staff Hearing Officer review for a requested zoning modification to allow alterations within the front setback.)

**(Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)**

**Project was continued indefinitely to the Staff Hearing Officer to return to Consent with the following comments:**

- 1) The Board finds the relocation of the garage door opening within the front setback aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The Board finds the 5 foot tall wall located within ten feet of the property line aesthetically appropriate and does not pose consistency issues with the Design Guidelines, provided that the wall is accompanied by landscaping such as vines and shrubs, to soften its appearance.
- 3) Consider an alternative to the glass gate.
- 4) Consider an alternative to the garage door material.
- 5) Show the pool equipment and provide noise specifications.
- 6) Provide window details.
- 7) Provide a lighting plan.
- 8) Provide details for the rear patio, pavers, and driveway materials.
- 9) Provide a drawing of the north elevation of the residence, beyond the proposed wall.
- 10) Provide a rendering of the front yard wall with proposed vegetation.

**NEW ITEM****F. 680 MIRAMONTE DR****E-1 Zone**

Assessor's Parcel Number: 035-251-005  
Application Number: MST2014-00538  
Owner: Michael A. Richardson  
Architect: Thompson-Naylor

(Proposal to demolish 41 square feet of the front entry and construct a new 318 square foot master bath and yoga area, and 193 square feet to the garage. The project includes a new pool in the rear yard and a new pergola in the remaining front yard of an existing 3,080 square foot, one story, single-family residence. The proposed total of 3,331 square feet on an 18,990 square foot lot in the Hillside Design District is 79% of the maximum guideline floor-to-lot area ratio (FAR).)

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

**Project was continued indefinitely to Consent with the following comments:**

- 1) Provide details for the metal roof, including spacing, colors, and finish.
- 2) Study the dimensions for the chimney.
- 3) Provide details for the entry gate.
- 4) Specify any site or exterior lighting.
- 5) Specify the garage door material.
- 6) Provide details for the landscaping and coping around the pool.
- 7) Provide details for the pergola.
- 8) Provide additional photographs of the rear yard.

**NEW ITEM****G. 11 WADE CT****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-071-021  
Application Number: MST2014-00542  
Owner: Marion F. Gibson Trust  
Owner: Greg Cacan

(Proposal for a new 4 to 6 foot tall and 80 foot long retaining wall in the rear yard of an existing single-family residence.)

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

**Project was continued indefinitely to Consent with the following comments:**

- 1) Provide retaining wall finish details.
- 2) Show on plans any other improvements proposed for the site.
- 3) The board does not support the two existing storage sheds located in the front yard.

**CONTINUED ITEM****H. 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 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.