



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, December 8, 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: **Fred Sweeney and Jaime Pierce**
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). This project has received Project Design Approval and Final Approval. A Review After Final is requested for an additional six square feet and altered foundation walls in the garage for compliance with minimum garage dimensions. The revised project requires Staff Hearing Officer review for an additional zoning modification.)

(Review After Final is requested for a revision to the porch supports on the east elevation from 3 plaster arches to corbelled wooden post and beam supports. 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. 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 3,873 square foot, two-story single-family residence, with an attached 624 square foot, two-car garage. The proposal includes an attached, 292 square foot accessory structure, a detached 285 square foot storage building, site walls, two uncovered parking spaces, and 852 cubic yards of grading. The proposed development of 5,074 square feet on a 2.18 acre vacant lot in the Hillside Design District is 90% of the guideline floor-to-lot area ratio (FAR). The proposal includes Planning Commission review to revise the grading and 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.)

Final Approval as submitted.

NEW ITEM**C. 504 E VALERIO ST****R-2 Zone**

Assessor's Parcel Number: 027-132-001
Application Number: MST2014-00594
Owner: Sidney C. Carrera
Owner: Dan and Meg Purdey

(Proposal for a 321 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes replacement of a rear deck with a new deck and stair, demolition of an existing rear deck at the dining room, new doors and windows, and an interior stair to the basement. The proposed total of 3,923 square feet on a 10,439 square foot lot is 104% of the maximum guideline floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

(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, continued indefinitely to Consent with comments:

- 1) Provide a landscape plan.
- 2) Provide a color and materials board.
- 3) Provide construction details.

NEW ITEM – PUBLIC HEARING**D. 1575 ORAMAS RD****E-1 Zone**

Assessor's Parcel Number: 029-051-005
Application Number: MST2014-00587
Owner: Diana M. Wilson Revocable Trust 3/7
Designer: Mark Morando
Owner: George Pecoulas

(Proposal to replace the exterior windows and doors with Kolbe and Kolbe Vista Deluxe metal clad flush-mounts. The project includes new smooth-coat Mission style stucco, a new standing seam metal roof, alterations to the roof above the garage, and a new garage door. This property received approval for other additions and alterations under MST2014-00294. Staff Hearing Officer review is requested for an alteration to the roof within the interior setback.)

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

Continued to Staff Hearing Officer with the following comments:

- 1) The Board finds that the requested modification is aesthetically appropriate and does not pose consistency issues with the Design Guidelines on the condition that a standing seam metal roof or similar material is not used; the Board does not support the use of these materials in this hillside location on the Lower Riviera.
- 2) Should the applicant pursue a standing seam metal roof as proposed, this project is continued to the Full Board.
- 3) The Board supports the proposed changes to the windows, doors, and stucco.