



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 11, 2015

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
JOSEPH MOTICHA
JAIME PIERCE
DENISE WOOLERY

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

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. 1502 LA VISTA DEL OCEANO DR E-3 Zone

Assessor's Parcel Number: 035-170-014
Application Number: MST2014-00617
Owner: Todd H. Mesnik
Applicant: Joseph Flynn
Architect: Thomas Ochsner

(Proposal to construct a 680 square foot, second story deck and stair above the garage of an existing single family residence. The project will address violations identified in Zoning Information Report ZIR2010-00429.)

(Final Approval is requested.)

Final Approval as Submitted.

PROJECT DESIGN AND FINAL REVIEW**B. 1531 LIVE OAK LN****E-1 Zone**

Assessor's Parcel Number: 049-261-029
Application Number: MST2015-00063
Owner: Robert and Tammara Stockero
Architect: Don Swann

(Proposal to remove the existing mansard roof for the dwelling and garage, and to replace it with a shingled hipped roof with an increased roof height. Also proposed are window and door alterations, new exterior stucco and an interior remodel to the existing 1,660 square foot, two-story, single-family residence with an attached 439 square foot two-car garage in the Hillside Design District. No changes to the square footage are proposed. The project includes Staff Hearing officer review for a requested modification to allow alterations within the front setback.)

(Project Design Approval and Final Approval are requested. Project must comply with Staff Hearing Officer Resolution No. 024-15.)

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 conditions:

- 1) Indicate the color of the garage and the front door on plans.
- 2) Include a cover for the exposed electrical box.

NEW ITEM**C. 1420 LA CIMA RD****R-1 Zone**

Assessor's Parcel Number: 041-022-004
Application Number: MST2015-00167
Owner: Mark C. Bacino, Living Trust

(Proposal to permit the "as-built" installation of a garage door and enclosure of a carport at an existing single family home in the Hillside Design District. The project includes permitting an "as-built" fountain, fire pit, gate, arbor, and site fencing, and removal of a bar sink and refrigerator in the art studio. The project includes Staff Hearing Officer review for alterations within the front setback. This project will address violations identified in Enforcement Case ENF2014-00387 and Zoning Information Report ZIR2014-00185.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for requested zoning modifications.)

Continued indefinitely to Staff Hearing Officer to return to Consent with comments:

- 1) The requested modification is aesthetically appropriate and does not pose consistency issues with the Design Guidelines.
- 2) The proposed fences are appropriate as there are similar fences on the street.

NEW ITEM**D. 335 S CANADA ST****R-3 Zone**

Assessor's Parcel Number: 017-300-021
Application Number: MST2015-00215
Owner: Jorge Escamilla

(Proposal to replace two existing windows on the second-story, front elevation of an existing single-family residence with sliding glass doors. The project includes constructing two 32 square foot balconies with redwood railings at each of these new doors.)

(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 comments:

- 1) On elevations, show the entire sliding glass door behind balcony railings.
- 2) Provide section details of balconies.
- 3) Provide details of door headers and thresholds.
- 4) Specify colors and finishes on plans.

NEW ITEM**E. 1202 PLAZA DEL MONTE****E-1 Zone**

Assessor's Parcel Number: 035-360-020
Application Number: MST2015-00210
Owner: Shawna and Andrew Robins
Designer: Robert Trimble

(Proposal to replace an existing 134 linear foot, six-foot tall cedar fence with a new eight-foot tall cedar fence to be located in the public right-of-way and the secondary front yard of a single-family residence in the Hillside Design District. This project requires an encroachment permit and an administrative exception to the fence and screen height standards.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC § 28.87.170. Determination is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

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 comment:

- 1) The fencing is aesthetically appropriate and does not pose consistency issues with the design guidelines.

NEW ITEM**F. 53 VISTA DEL MAR DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 047-062-002
Application Number: MST2015-00222
Owner: Porter Family Living Trust
Owner: Susan Brodie
Designer: Eric Swenumson

(Proposal for a 24 square foot addition at the front entry of an existing 1,436 square foot, one-story, single-family residence with a 361 square foot attached garage. The project includes the replacement of all windows and replacement of the composition shingle roof with a new standing seam metal roof. The proposed total of 1,819 square feet on a 1.32 acre lot in the Hillside Design District and the non-appealable jurisdiction of the Coastal Zone is 36% of the guideline maximum floor-to-lot area ratio (FAR).)

(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 comment:

- 1) Provide a color board.
- 2) The garage door should not be entirely translucent; transparent or translucent panels only at the top of the garage door are acceptable.
- 3) Provide a sample of the window trim.
- 4) Provide light fixture cut sheets and show lighting details on plans.
- 5) Provide a section drawing through the dormer.
- 6) Provide gutter and downspouts details.
- 7) Provide trellis details.

NEW ITEM**G. 306 ALSTON RD****A-2 Zone**

Assessor's Parcel Number: 015-161-014
Application Number: MST2015-00225
Owner: Marcie Holland
Architect: Ryan Mills
Contractor: Bruce Meister

(Proposal for a 6-foot driveway gate within 10 feet of the driveway of an existing single-family residence in the Hillside Design District. An existing 6-foot tall chain link fence will be relocated 10 feet back from the front lot line and the 6 foot hedge will be reduced to 42" within the driveway sight triangle, as necessary.)

(Action may be taken if sufficient information is provided. Applicant is requesting an exception to the fence and screen height standards per SBMC § 28.87.170. Determination is required for consistency with neighborhood character in order for administrative staff exception to be granted.)

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 comment:

1) The gate is aesthetically appropriate and does not pose consistency issues with the design guidelines.