



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, February 2, 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
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: **Lisa James and Brian Miller**

Staff present: **David Eng, Planning Tech**

REVIEW AFTER FINAL

A. 2430 CALLE ALMONTE

E-1 Zone

Assessor's Parcel Number: 041-412-012
Application Number: MST2013-00020
Owner: Farzeen and Venus M. Nasri Trust
Designer: Eric Swenumson

(Proposal to construct a one-story 34 square foot addition, and a new second-story, 846 square foot, addition to an existing one-story, 1,839 square foot, single-family residence, with an attached, 415 square foot, two-car garage. The proposal includes a new 216 square foot second-story deck above the garage. The proposed total of 3,134 square feet, located on a 9,972 square foot lot in the Hillside Design District, is 85% of the required floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification.)

(Review After Final is requested to add a new dormer on the north elevation, remove divided lites from windows, and revise and replace additional windows.)

Approval of Review After Final with conditions:

- 1) The window on the east elevation of the upstairs master bedroom shall be three divided panes.

REVIEW AFTER FINAL**B. 165 CEDAR LN****E-1 Zone**

Assessor's Parcel Number: 015-083-003
Application Number: MST2013-00012
Owner: Paul H. Tucker
Architect: David Mendro
Contractor: Alan Cooper

(Proposal for additions and alterations to an existing one-story 2,088 square foot single-family residence, located on a 13,796 square foot lot in the Hillside Design District. The proposal includes the conversion of the existing 459 square foot attached garage to a habitable addition and 125 square feet of new additions. The application is requesting a parking exception to provide one-covered and one-uncovered parking space and involves the construction of a new one-car carport and new permeable paving. Additional site alterations include new site walls and patios, deck additions, alterations to an existing deck, the demolition of an existing concrete patio, and demolition of an 'as-built' storage structure. The proposed total of 2,967 square feet is 70% of the maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for requested zoning modifications.)

(Review After Final is requested for a new metal standing seam roof, revised exterior colors, and a new water feature at the entryway.)

Approval of Review After Final with conditions:

- 1) Approval is of the revised exterior colors and new water feature only.
- 2) Review of the standing seam metal roof is continued 1 week to the Full Board.

REVIEW AFTER FINAL**C. 504 E VALERIO ST****R-2 Zone**

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

(Proposal for a 427 square foot addition to an existing 3,315 square foot single-family residence with a 287 square foot two-car garage. The proposal includes enclosing an existing open loggia, 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 4,029 square feet on a 10,439 square foot lot is 106% of the guideline maximum floor-to-lot area ratio. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

(Review After Final is requested to enclose an existing loggia at the lower level and reconfigure doors and windows at the north and east elevations. Enclosure of the loggia will increase the floor-to-lot area ratio from 104% to 106%.)

Approval of Review After Final with comments:

- 1) The enclosure of the existing loggia and subsequent increase in the floor-to-lot area ratio will not adversely impact the streetscape or neighbors.

REVIEW AFTER FINAL**D. 526 YANKEE FARM RD****A-1/SD-3 Zone**

Assessor's Parcel Number: 047-030-026
Application Number: MST2013-00245
Owner: Paul M. G. Astbury
Designer: Hosa Design Associates

(Proposal to construct a total of 85 square feet of new one-story additions to an existing two-story, 3,420 square foot, single-family residence and attached two-car garage, located on a 1.11 acre parcel within the Hillside Design District. The proposal includes a total of 256 square feet of additions to two existing second-level decks, and a new 126 square foot ground level covered porch. The project will address violations identified within ZIR2009-00440.)

(Review After Final is requested to construct a new 16 by 42 foot pool and 7 by 7 foot spa in the rear yard.)

Approval of Review After Final with conditions:

- 1) Provide noise specifications and verify noise compliance with staff.

NEW ITEM**E. 919 ALEEDA LN****A-2 Zone**

Assessor's Parcel Number: 015-070-014
Application Number: MST2015-00025
Owner: Lorinda Knight Johnson Living Trust
Architect: Tony Xiques

(Proposal to permit an "as-built" detached pergola of approximately 12 feet by 6 feet and 8 feet tall, and replace 12 linear feet of a 6 foot tall wood fence and gate with a new fence and arbor entry. The improvements are located in the remaining front yard of an existing 2,374 square foot 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.

FINAL REVIEW**F. 210 BALBOA DR****E-3/SD-3 Zone**

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

(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.)

(Final Approval is requested.)

Final Approval as submitted.