



City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
AUGUST 14, 2017

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Fred Sweeney, *Chair*
Brian Miller, *Vice Chair*
Lisa James
Joseph Moticha
Robert Richards

CITY COUNCIL LIAISON: Jason Dominguez
PLANNING COMMISSION LIAISON: Addison Thompson

STAFF:

Irma Unzueta, Design Review Supervisor
Pilar Plummer, Planning Technician
Krystal M. Vaughn, Commission Secretary

ATTENDANCE

Members present: Sweeney and James
Staff present: Plummer

REVIEW AFTER FINAL

A. 511 BROSIAN WAY **A-1/SD-3 Zone**
Assessor's Parcel Number: 047-030-011
Application Number: MST2014-00149
Owner: John Park
Architect: Cearnal Andrulaitis, LLP

(Proposal to construct a 4,656 square foot one-story single-family residence, with an attached 533 square foot two-car garage, a 198 square foot one-car carport, and two uncovered parking spaces on a vacant 2.2 acre lot. The proposal includes an outdoor pool and spa, landscaping, and approximately 600 cubic yards of cut grading and, 3,560 cubic yards of fill grading. The proposed total of 5,387 square feet of development in the Hillside Design District and both the appealable and non-appealable jurisdictions of the Coastal Zone is 95% of the guideline maximum floor-to-lot area ratio. The project received approval of a Coastal Development Permit from the Planning Commission.)

(Review After Final is requested for a revised landscape plan. Project must comply with Planning Commission Resolution No. 027-14. Project was last reviewed June 1, 2015.)

Continued one week with comments:

1. Mow-free turf is unacceptable.
2. The applicant is to provide additional plantings to soften the walls of the structure and provide screening.

REVIEW AFTER FINAL**B. 310 ARGONNE CIRCLE****E-3/SD-2 Zone**

Assessor's Parcel Number: 053-273-001
Application Number: MST2016-00308
Owner: Geoff Richardson
Architect: Tom Henson

(Proposal for a 13 square foot first-floor addition and a 55 square foot second-floor bathroom addition to an existing 2,080 square foot, two-story, single family residence with an attached 425 square foot two-car garage. Also proposed is an interior remodel of 513 square feet, relocation of the front door and three new windows. The proposed total of 2,573 square feet on a 7,059 square foot lot is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

(Review After Final is requested for a second-story reconfiguration and a new window pop-out. Project was last reviewed June 19, 2017.)

Approval of Review After Final as submitted.

FINAL REVIEW**C. 1903 EL CAMINO DE LA LUZ****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-100-078
Application Number: MST2016-00216
Owner: Finegold Family Trust
Landscape Architect: S.A. Fausset-Landscape Architect, Inc.

(The proposed landscape improvements include repair of an existing 233 square foot wood deck including replacement of existing railing; removal of an existing stone patio and replacement with new concrete patios and stepping pads; relocation of a wood entry gate; removal of existing plantings and replacement with new drought tolerant planting and drip irrigation; and addition of a new wood sliding vehicle entry gate adjacent to the garage. The project also includes abatement of previous zoning violations including 1) the removal of a metal shed in the setbacks, and 2) the removal of bathroom shower and replacement with tub to match original approved configuration (ZIR2014-00192). The project is within the Appeal Jurisdiction of the Coastal Zone and required Planning Commission review for a Coastal Development Permit.)

(Final Approval is requested. Project must comply with Planning Commission Resolution No. 011-17. Project was last reviewed August 7, 2017.)

Final Approval with the comment that the proposed cable railing is approved in stainless steel.

CONTINUED ITEM**D. 1323 E DE LA GUERRA RD****E-1 Zone**

Assessor's Parcel Number: 031-141-006
Application Number: MST2017-00442
Owner: Jennifer Gibbons
Applicant: Arturo Fernandez

(Proposal to replace the existing wood shake roof on an existing one-story single-family residence with a new S-Tile roof by Boral in color Merlot Blend. The proposed project is located in the Hillside Design District.)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed August 7, 2017.)

Continued one week with comment:

1. The applicant is to return with the required letter from an engineer stating that the house cannot structurally support a traditional 2-piece clay barrel tile and that an "S-Tile" alternative material is appropriate.

CONTINUED ITEM**E. 124 PALISADES DR****E-3/SD-3 Zone**

Assessor's Parcel Number: 041-344-013
Application Number: MST2017-00418
Owner: Robert Pungello
Applicant: Tony Xiques

(Proposal to construct a new 523 square foot second-story deck on an existing 1,738 square foot two-story single-family residence with an attached 465 square foot two-car garage. The existing total of 2,203 square feet of development on an 8,276 square foot lot is 68% of the maximum allowable floor-to-lot area ratio (FAR).)

(Third Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed August 7, 2017.)

Public Comment:

1. Ellen Stoddard spoke in support.
2. Gwen Hildred, neighbor, spoke with concerns about the proposed deck imposing on her property.

Project Design Approval with comments:

1. The Board made 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.
2. The deck is acceptable since it is set back more than 15 feet from the interior property line and is located away from the southerly and easterly adjacent properties.
3. The scale of the second floor at 9 feet is appropriate.
4. The style of architecture is compatible with the existing architecture of the residence.
5. The proposed wood detailing is compatible with the existing architecture.
6. The size, bulk, and scale are consistent with the homes along Palisades Drive.

NEW ITEM**F. 1540 FRANCESCHI RD A-2 Zone**

Assessor's Parcel Number: 019-102-038
Application Number: MST2017-00355
Owner: Tucker & Kathy Vincent
Architect: Wade Davis Design

(Proposal to extend the existing front deck by four feet, which will result in an addition of 146 square feet, as well as new exterior stairs extending from the lower deck to grade. Other site improvements including an interior remodel, new entry gates, driveway resurfacing, and various exterior alterations have been reviewed under a separate application (MST2017-00084). Staff Hearing Officer review is requested for a Zoning Modification request to allow encroachments within the required front yard setback. The proposed total of 3,470 square feet of development on a 17,438 square foot lot located in the Hillside Design District is 79% of the guideline maximum floor-to-lot-area ratio (FAR).)

(Comments Only. Project requires Staff Hearing Officer review for a Zoning Modification request.)

Continued indefinitely to the Staff Hearing Officer with comments:

1. The proposed deck and stair encroachment is aesthetically appropriate and supportable due to the constrained site.
2. The encroachment is not significantly visible from Franceschi Road, Alameda Padre Serra, and the City, due to screening vegetation.
3. The encroachment does not pose consistency issues with the Single Family Design Board Guidelines.
4. The applicant is to return with the proposed deck light fixture represented on the elevation.

NEW ITEM**G. 130 VISTA DE LA CUMBRE E-3/SD-2 Zone**

Assessor's Parcel Number: 053-282-022
Application Number: MST2017-00475
Owner: Kathryn Prizer

(Proposal to permit approximately 86 lineal feet of an "as-built" wood fence varying in height between 5'-0" and 6'-0" along the front property line on the corner of Vista De La Cumbre and Paseo Del Refugio. The proposed project requires an Administrative Review for a Minor Zoning Exception to exceed the maximum allowable height.)

(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.)

Project Design Approval and Final Approval with comments:

1. The Board made 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.
2. The proposed fence is consistent with the streetscape.

3. Since this area of San Roque has unusually shaped lot sizes, and there are no sidewalks or parkways, the fence is aesthetically acceptable and allows for privacy that would otherwise be unavailable to this lot.
4. The design and materials are acceptable.
5. The fence is to be painted the same trim or body color of the existing residence and should be consistent with other existing fencing on site.
6. The applicant is to repair the fence as needed, particularly at the entry gate.
7. The northerly section of the fence should be included in the Minor Zoning Exception to exceed the maximum allowable height.