



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Monday, April 29, 2013

David Gebhard Public Meeting Room: 630 Garden Street

11:00 A.M.

BOARD MEMBERS:

DENISE WOOLERY, *Chair*
FRED SWEENEY, *Vice-Chair*
BERNI BERNSTEIN
BRIAN MILLER (Consent Calendar Architecture Representative) - PRESENT
LISA JAMES (Consent Calendar Landscape Representative) - PRESENT
JAIME PIERCE (Consent Calendar Landscape Representative) - PRESENT
JIM ZIMMERMAN (Consent Calendar Architecture Representative) - PRESENT

CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: ADDISON THOMPSON
PLANNING COMMISSION LIAISON (ALTERNATE): JOHN CAMPANELLA

STAFF: JAIME LIMÓN, Design Review Supervisor
MICHELLE BEDARD, Planning Technician - PRESENT
ROSA ROGERS O'REILLY, Commission Secretary

Website: www.SantaBarbaraCa.gov

PROJECT DESIGN AND FINAL REVIEW

A. 444 CONEJO RD

A-1 Zone

Assessor's Parcel Number: 019-061-029
Application Number: MST2011-00309
Designer: Behzad Masooman
Architect: Borzou Rahmi
Owner: Salmaun Masooman

(This is a revised project for proposed design alterations to the previously approved application to rebuild a single-family residence which was destroyed during the Tea Fire. The original approved application is currently under construction. The proposed alterations include a 196 square foot addition to the previously approved 289 square foot one-car garage for the purpose of providing a 485 square foot two-car garage. Other alterations include a 192 square foot reduction to the second level deck above the garage, a change in roof shape at the living room from a hip style roof to a proposed gable roof, reconfiguration of the entry stairs, and alterations to doors and windows. The revised proposal of 2,099 square feet, located on a 6,804 square foot lot in the Hillside Design District, is 71% of the maximum required floor-to-lot area ratio (FAR).)

(Project Design and Final Approval requested.)

Revised 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) Reduce the front entry arch to be a maximum of 7 feet.

The ten-day appeal period was announced.

CONTINUED ITEM**B. 2224 GIBRALTAR RD****A-1 Zone**

Assessor's Parcel Number: 021-180-004
Application Number: MST2012-00449
Owner: Allison Armour
Applicant: Myles Steimle
Contractor: California Pools & Spas

(Proposal to construct a new 30-foot by 15-foot pool and spa, and a new 5-foot tall chain-link pool security fence. The proposal involves approximately 50 cubic yards of grading. The existing 11.46 acre parcel located within the Hillside Design District is currently developed with an existing single-family residence. A separate application (MST2012-00187) was recently approved for alterations to the existing residence.)

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

Continued one week to Consent with comments:

- 1) Provide additional photographs of the existing wood retaining wall from the downhill side looking up at the proposed pool location, and at both sides to clearly indicate the existing site condition and grades.
- 2) Verify the heights of the existing wood retaining wall.
- 3) Provide indication of proposed ground cover materials to provide erosion control landscaping around the pool.

NEW ITEM**C. 1101 E COTA ST****R-2 Zone**

Assessor's Parcel Number: 031-190-033
Application Number: MST2013-00130
Owner: Purple Rooster Holdings LLC
Designer: Ubaldo Diaz
Contractor: Michael Szymanski

(Proposal for an exterior remodel to an existing 1,897 square foot single family residence, with an attached one-car carport, located on a 4,792 square foot lot. The proposal includes replacing all wood siding with stucco, re-stucco the lower level, demolish and replace the existing 120 square foot upper level deck in like size and materials, replace all windows with new vinyl windows in the same opening, and reroof the existing residence. The proposal will address violations identified in ZIR2012-00312, to include reducing hedge heights within proximity to the driveway, the removal and relocation of some site fencing, and removal of an 'as-built' window on the west elevation.)

(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 and continued one week to Consent with comments:

- 1) Provide a colors and materials board.

The ten-day appeal period was announced.

NEW ITEM**D. 830 FLORA VISTA DR****E-1 Zone**

Assessor's Parcel Number: 041-372-011

Application Number: MST2012-00312

Owner: Roy Allen Hauser Living Trust

Designer: Mark Morando

(Proposal to address zoning violations in ENF2011-00918, to permit an "as-built" 26 net square foot addition to the rear of an existing 1,469 square foot one-story single-family residence, and an attached 433 square foot two-car garage, located on a 10,012 square foot lot in the Hillside Design District. Proposal includes permitting existing site fences the flagstone patio, and associated site walls. The proposed total of 1,928 square feet is 51% of the guideline floor-to-lot area ratio.)

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

Project Design Approval and Final Approval as noted (on Sheet A-3) for stone cap detail 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.

The ten-day appeal period was announced.

Items on Consent Calendar were reviewed by **Jim Zimmerman** and **Jaime Pierce**.