



City of Santa Barbara

Planning Division

SINGLE FAMILY DESIGN BOARD CONSENT CALENDAR MINUTES

Tuesday, January 21, 2014 **630 Garden Street: David Gebhard Public Meeting Room** **11:00 A.M.**

BOARD MEMBERS:

FRED SWEENEY, *Chair*, (Consent Calendar Architecture Representative)

BRIAN MILLER, *Vice-Chair*

BERNI BERNSTEIN

LISA JAMES (Consent Calendar Landscape Representative)

JAIME PIERCE (Consent Calendar Landscape Representative)

DENISE WOOLERY

JIM ZIMMERMAN (Consent Calendar Architecture Representative)

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

GABRIELE COOK, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: **Lisa James and Jim Zimmerman**

Staff present: **Bedard**

REVIEW AFTER FINAL

A. 2111 STANWOOD DR

A-1 Zone

Assessor's Parcel Number: 019-041-026

Application Number: MST2009-00173

Owner: Taylor Tatman

Architect: Christine Pierron

Engineer: Kevin Vandervort

(Proposal to rebuild a 2,878 square foot two-story single family residence and attached 525 square foot two-car garage destroyed in the Tea Fire. The project is located in the existing building footprint and includes the replacement of a 857 square foot first floor deck and a 152 square foot second floor deck. Staff Hearing Officer approval of a modification is requested to allow alterations within the setback. The proposed total of 3,280 square feet on the 1.1 acre lot in the Hillside Design District is 64% of the maximum guideline floor to lot area ratio.)

(Review After Final for "as-built" alterations to the style and exterior materials, including a change of the exterior siding from hardiboard to stucco, elimination of a deck to a Juliette balcony, revised windows, and revised railing materials.)

Public comment

1) Addison Thompson, neighbor at 2109 Stanwood, spoke in support of the revised project.

Continued one week to Consent with the following comments:

- 1) Provide a complete set of updated plans to reflect the “as-built” revised architectural style; revised plans shall include at a minimum the complete floor plans and complete elevations.
- 2) Provide revised project statistics (net and gross) totals and a revised FAR calculation (on the revised plans) to include the “as-built” master bedroom addition (at the location of the previous covered deck) and new Juliette balcony.
- 3) Provide all final construction details included in the full size plan set.
- 4) Provide engineering calculations for review of the “as-built” S-tile roofing material. It was noted that if S-tiles are not consistent with the Single Family Design Guidelines.
- 5) Provide a complete color and materials board on the plans (not separate photographs), including the railing details.
- 6) Please submit for a Substantial Conformance Determination (SCD) to Zoning Staff to review the revised “as-built” master bedroom addition, located within the required 15-foot interior setback (Resolution No. 041-09). The SCD is required to be approved prior to the Building Permit revisions.

NEW ITEM

B. 1535 W VALERIO ST

R-1 Zone

Assessor's Parcel Number: 041-071-028
Application Number: MST2014-00019
Applicant: Quality Roofing SB Inc.
Owner: Jeff Barton

(Proposal to remove the existing Presidential Shake, heavy shingle roof, and replace with a new stone-coated steel "Decra Villa Tile" in the "Capri Clay" color roofing system for an existing, one-story, single-family residence, located within the Hillside Design District.)

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

Continued one week and referred to Full Board with the following comments:

- 1) The Board has some reservations regarding the appearance of the proposed coated metal roof materials (as presented) and requested the following:
 - a. Provide structural engineering calculations (from a licensed engineer) to identify the maximum supported roof loads of the existing roof and of proposed new roof materials.
 - b. Provide alternative roof materials for review; suggestions included an alternate that is more similar in appearance and texture to a real tile roof. An “S-tile” roof was also discussed as a possible more appropriate roof material (in this case) if the additional design conditions, as specified in the Single Family Residential Design Guidelines, are applied in the field.
 - c. Provide alternate colors and material samples of the proposed roof (bring multiple samples to get a clear picture of how the material would be applied in the field).

NEW ITEM**C. 3755 LINCOLNWOOD DR E-3/SD-2 Zone**

Assessor's Parcel Number: 053-430-032
Application Number: MST2014-00016
Owner: Richard and Fleur Tanner
Applicant: Danny Longwill

(Proposal for façade alterations to replace the exterior stucco and decorative wood trim with new fiber cement, smooth, horizontal lap siding boards, minor door and window alterations, exterior color changes, minor interior remodel, and add two (low-profile) skylights to an existing, two-story, single-family residence, with an attached, two-car, garage. No new square footage is proposed. The project will address violations identified within ZIR2013-00431.)

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

Project Design Approval and Final Approval as submitted 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.

REVIEW AFTER FINAL**D. 1466 LA CIMA RD R-1 Zone**

Assessor's Parcel Number: 041-022-031
Application Number: MST2006-00145
Owner: John H./Kathy S. Cook
Designer: Don Swann

(Proposal to abate violations listed in ENF2005-01169 and ENF2008-00171. Revised proposal to demolish existing as-built wood deck and construct a detached 496 square foot accessory building below a 649 square foot deck. The proposal includes an as-built six foot high fence at the west property line and 165 cubic yards of as-built grading. Also proposed are the as-built conversion to habitable space of a covered porch, laundry room converted to den, laundry relocated to dining area, revised bath configuration, and window and door changes. The proposed total of 3,406 square feet is 84% of the maximum floor-to-lot area ratio (FAR) guideline.)

(Review After Final request to omit a portion of approved landscape plantings along the eastern property line (adjacent to 1464 La Cima Road).)

Motion to deny the request to eliminate the landscaping as specified on the original approved landscape plan. The applicant is directed to plant the landscaping per the original approved landscape plan to satisfy the original conditions of approval for screening. The adjacent neighbor (at 1464 La Cima) is directed to maintain the landscaping planted so that it remains solely within their property, thereby providing for sufficient area for the required landscaping (at 1466 La Cima).

Items on Consent Calendar were reviewed by **James and Zimmerman**.