



# City of Santa Barbara

## Planning Division

### SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, July 20, 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](http://www.SantaBarbaraCA.gov)**

Representatives present: **Joseph Moticha and Denise Woolery**

Staff present: **Jaime Limón, Senior Planner**

### **REVIEW AFTER FINAL**

**A. 2201 EDGEWATER WAY**

**E-3/SD-3 Zone**

Assessor's Parcel Number: 041-350-016  
Application Number: MST2013-00185  
Owner: C & M Hofman Revocable Trust  
Applicant: Permit Planners  
Architect: Sennikoff Architects

(Proposal for an 81 square foot first-floor addition and 38 square foot second-floor addition, including interior and exterior alterations, to an existing 3,243 square foot two-story, single-family residence with an attached 476 square foot two-car garage. A new pedestrian entry from the street, with stairway and landing, is also proposed. The proposed total of 3,838 square feet located on a 21,777 square foot bluff top lot in the Hillside Design District and the appealable jurisdiction of the Coastal Zone is 82% of the guideline maximum floor-to-lot area ratio (FAR). The project requires review by the Planning Commission for a requested Zoning Modification and Coastal Development Permit, and Public Works review for a Minor Encroachment Permit.)

**(Review After Final is requested to replace four small skylights with one large skylight structure.)**

**Approval of Review After Final with condition:**

- 1) Provide a drainage plan.

**FINAL REVIEW****B. 1428 SAN MIGUEL AVE****E-3/SD-3 Zone**

Assessor's Parcel Number: 045-032-020  
Application Number: MST2014-00601  
Owner: Lawrance & Morris Family Trust  
Architect: Tom Ochsner

(Proposal for a 188 square foot expansion of an existing uncovered deck on the third level and removal of an existing chimney on an existing single-family residence in the non-appealable jurisdiction of the Coastal Zone. No changes to the building footprint are proposed.)

**(Final Approval is requested.)**

**Final Approval as submitted.**

**NEW ITEM****C. 166 CORONADA CIR****A-2 Zone**

Assessor's Parcel Number: 015-040-053  
Application Number: MST2015-00345  
Owner: Ehrmann Family Living Trust  
Architect: Thompson Naylor Architects

(Proposal to for a 110 square foot addition to an existing 2,172 square foot single-family residence with an attached 489 square foot two-car garage. The project includes a minor extension of an existing raised deck, new windows and sliding doors, and the replacement of the wood railing with glass. The proposed total of 2,771 square feet of development on a 19,276 square foot lot in the Hillside Design District is 63% 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 and continued indefinitely to Consent with conditions:**

- 1) The approval is granted on the condition that cable railing is used on the raised deck.
- 2) Should the applicant pursue glass railing, this project requires review by the Full Board.

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

Assessor's Parcel Number: 047-062-002  
Application Number: MST2015-00352  
Owner: Susan Brodie  
Architect: Amy Taylor

(Proposal for 330 square feet of additions to an existing 1,450 square foot single-family residence with an attached 374 square foot two-car garage. The project includes window and door changes, new plaster, a new patios and stoops, new roofing, and repairing and replacing 6 foot tall fencing in the front yard. The proposed total of 2,154 square feet of development on a 1.3 acre lot in the Hillside Design District and the appealable and non-appealable jurisdictions of the Coastal Zone is 42% of the guideline maximum floor-to-lot area ratio (FAR). All proposed development will take place within the non-appealable portion of the parcel.)

**(Action may be taken if sufficient information is provided. Project requires compliance with Tier 3 Storm Water Management Program prior to Final Approval.)**

**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 indefinitely to Consent with comment:**

- 1) Show compliance with Tier 3 Storm Water Management Program prior to Final Approval.