



# City of Santa Barbara Planning Division

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

**Monday, May 9, 2016**

**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:** JASON DOMINGUEZ
- PLANNING COMMISSION LIAISON:** ADDISON THOMPSON
- PLANNING COMMISSION LIAISON (ALTERNATE):** MIKE JORDAN

- STAFF:** JAIME LIMÓN, Design Review Supervisor
- KATIE MAMULSKI, Planning Technician
- LETICIA I. MIGUEL, Commission Secretary

**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

- Representatives present: Joseph Moticha and Denise Woolery.
- Staff present: Katie Mamulski.

### 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 of changes to the approved project including a rock skirt, window changes, cupola, garage door window change.)**

- Motion:** Project needs to come back with the correct set of plans as its built and was continued to the next Consent Meeting.
- Action:** Moticha/Woolery, 2/0/0. Motion carried.

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

Assessor's Parcel Number: 027-132-001  
Application Number: MST2014-00594  
Owner: Sidney C. Carrera  
Owner: Dan & 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 [FAR]. This project addresses violations identified in Zoning Information Report ZIR2014-00430.)

**(Review After Final of changes to previously approved project including wall material and window trim.)**

**Motion: Project was not reviewed per staff as the applicant/owner was not present at the meeting and was continued to the next Consent Meeting.**

Action: Moticha/Woolery, 2/0/0. Motion carried.

**FINAL REVIEW****C. 101 JORGENSEN LN****A-1 Zone**

Assessor's Parcel Number: 021-110-036  
Application Number: MST2015-00151  
Owner: James Love Lee  
Architect: DesignArc  
Landscape Architect: Orange Street Studio  
Engineer: Mike Gones

(Proposal to construct a new 2,994 square foot, one-story, single-family residence with a 500 square foot, detached, two-car carport. The project includes a pool, spa, patios, new driveway and site paving, and landscaping. It also includes 750 cubic yards of cut and fill grading of which 150 cubic yards will occur outside of the building footprint. All grading will be balanced on the site. The proposed total of 3,290 square feet on a 1.37 acre vacant lot in the Hillside Design District is 62% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final approval is requested. Project must comply with Council Resolution No. 07-086.)**

**Motion: Final Approval as submitted.**

Action: Woolery/Moticha, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**FINAL REVIEW****D. 2175 LAS TUNAS RD****A-1 Zone**

Assessor's Parcel Number: 019-082-002  
 Application Number: MST2016-00067  
 Owner: James Michael & Colette Phillippi  
 Architect: Robert Kupiec  
 Engineer: Greg Van Sande  
 Contractor: Mark Hudson Construction Inc

(Proposal to convert the existing two-car garage into habitable space, and enclose the existing carport to become a new two-car garage. The project includes enclosing 80 square feet of the downstairs patio for an enlarged entry, and 20 square feet of the upstairs covered deck for a new bay window in the breakfast room. The total converted and enclosed spaces will result in 480 new net square feet within the existing building footprint. The project also includes two new balconies with a gas fire pit, a relocated trash enclosure, and new or relocated doors and windows. The proposed total of 3,455 square feet on a 30,491 square foot lot in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Final approval is requested.)**

**Motion: Project needs to come back with the correct set of plans and it was continued to next Consent Meeting.**

Action: Woolery/Moticha, 2/0/0. Motion carried.

**FINAL REVIEW****E. 612 SURF VIEW DR****E-1 Zone**

Assessor's Parcel Number: 035-112-009  
 Application Number: MST2016-00042  
 Owner: Bodhi Oser  
 Designer: Sarai Grenell

(Proposal to construct a new 521 square foot, one-story addition to the existing 1,821 square foot, one-story, single-family residence with 421 square foot attached two-car garage. The proposal includes a change to the roof form at the rear of the residence, a reroof of the whole house with a new metal roofing material, a new 335 square foot covered patio at the rear of the house, replacement of the garage door, new wood siding near the front entry, replacement of exterior light fixtures, and an interior remodel. The project includes new site walls, fences, and gates at the front yard, and new site landscaping. The proposed total of 2,349 square feet located on a 16,850 square foot lot in the Hillside Design District is 54% of the guideline floor-to-lot ratio [FAR]. This project will address violations in Zoning Information Report ZIR2015-00099.)

**(Final approval is requested.)**

**Motion: Final Approval as submitted.**

Action: Woolery/Moticha, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN AND FINAL REVIEW****F. 920 MISSION RIDGE RD****A-1 Zone**

Assessor's Parcel Number: 019-032-012  
Application Number: MST2015-00398  
Owner: Gregory Schmandt  
Architect: The Schmandt Group

(Proposal for a 579 square foot single-story addition to an existing 1,772 square foot, two-level residence with an attached 562 square foot, two-car garage on the lower level. The project includes a new permeable flagstone patio and 45 cubic yards of grading under the building footprint and 15 cubic yards of grading outside of it. The proposed total of 2,931 square feet of development on a 1-acre lot in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio [FAR].)

**(Project Design Approval and Final Approval are requested.)**

**Motion: Project Design Approval and Final Approval as submitted.**

Action: Moticha/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****G. 1276 N ONTARE RD****E-1 Zone**

Assessor's Parcel Number: 055-143-008  
Application Number: MST2016-00169  
Owner: Nancy Wintersteen Trust  
Architect: Paul Zink AIA

(Proposal for a 325 square foot, one-story addition to an existing 1,951 square foot, one-story single-family residence with an attached 420 square foot, two-car garage. The project includes a new 80 square foot covered front entry, replacement of an existing rear covered patio with a new 390 square foot trellis and patio surface, new roof, new windows and doors, new fencing, new air conditioning unit, removal of a chimney, and an interior remodel. The proposed total of 2,696 square feet of development on a 22,890 square foot lot in the Hillside Design District is 58% of the guideline maximum floor-to-lot area ratio [FAR].)

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

**Motion: Project Design Approval with the following comment:**

1) The Board finds the non-native cypress removal at the street acceptable.

Action: Moticha/Woolery, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**NEW ITEM****H. 2208 ANACAPA ST****E-1 Zone**

Assessor's Parcel Number: 025-201-010  
Application Number: MST2016-00186  
Owner: Fischer Family Trust  
Applicant: Don Swann

(Proposal for a 231 square foot ground-floor bedroom addition with 299 square foot deck above, to an existing 2,356 square foot two-story residence and attached 372 square foot one-car garage. The proposed total of 2,959 square feet located on a 12,750 square foot lot is 73% of the required maximum floor-to-lot area ratio [FAR] requirement.)

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

**Motion: Project Design Approval and continued indefinitely to Consent with comments:**

- 1) Return with a color board or colored plans.
- 2) Positive comments as it fit in with the neighborhood.

Action: Woolery/Moticha, 2/0/0. Motion carried.

The ten-day appeal period was announced.

**\*\* CONSENT REVIEW ADJOURNED AT 12:20 P.M. \*\***