

# SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, May 16, 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

KAITLIN MAMULSKI, Planning Technician LETICIA I. MIGUEL, Commission Secretary

Website: 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. 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:** Final Approval as submitted of Review After Final.

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: Carrera, Sidney C
Owner: Dan & Meg Purdey

Architect: Tom Henson

(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. 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:** Final Approval as submitted of Review After Final.

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

## **REVIEW AFTER FINAL**

#### C. 100 E CONSTANCE AVE E-1 Zone

Assessor's Parcel Number: 025-041-001
Application Number: MST2014-00625
Owner: Kenny Van Zant
Applicant: Diana Kelly

(Proposal for 366 square feet of first-floor additions and 121 square feet of second-floor additions to an existing 3,357 square foot, two-story, single-family residence with a 523 square foot, attached two-car garage. The property includes a designated Indian laurel fig tree to remain unaltered. The proposed total of 4,367 square feet on a 37,779 square foot lot is 89% of the guideline maximum floor-to-lot area ratio [FAR]. This project will address violations identified in Zoning Information Report ZIR2014-00300.)

(Review After Final is requested to permit the "as-built" enclosure of a carport structure to become a storage shed located within the interior setback. Comments only; project requires Staff Hearing Officer review for a requested zoning modification.)

Motion: Continued indefinitely to Staff Hearing Officer with the positive comment that the Board

finds the shed aesthetically appropriate and does not pose consistency issues with the

Single Family Design Guidelines.

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

## **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: GRED 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: Final Approval as submitted.

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

## **NEW ITEM**

#### E. 821 DEERPATH RD A-2 Zone

Assessor's Parcel Number: 015-100-004
Application Number: MST2016-00163
Owner: Narges Movasagi
Agent: Mark Morando

(Proposal for a new 499 square foot accessory building, a new 700 square foot pool, 49 square foot spa, and associated walls and fencing to an existing 1,799 square foot, single-family residence with an attached 459 square foot two-car garage. The project includes driveway improvements and 405 cubic yards of cut and fill grading, of which 25 cubic yards will be exported off site. It also includes permitting a previously approved and permitted 163 square foot addition and window replacement, for which the building permit has expired. The proposed total of 2,757 square feet on a 23,710 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio. This project requires certification of a slope calculation to qualify for a 5 foot front setback reduction along Eucalyptus Hill Road. This project includes Staff Hearing Officer review for a zoning modification to allow an accessory building in the front yard.)

# (Comments only no action can be taken.)

Motion: Continued indefinitely to Staff Hearing Officer with positive comments and continued

indefinitely to Consent Review. Applicant to return with a landscape plan including

privacy screening.

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