SFDB Survey

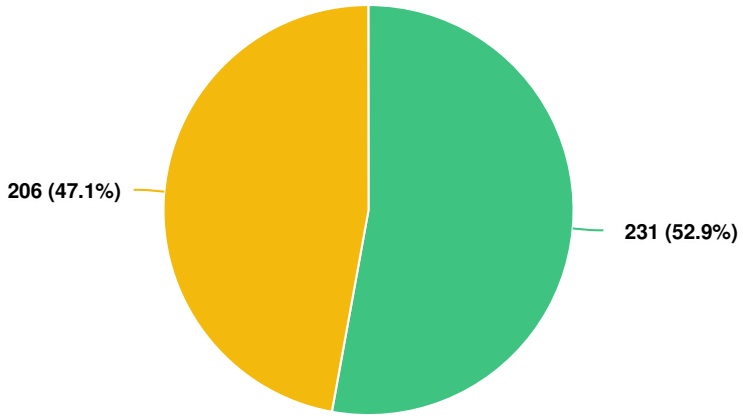
SURVEY RESPONSE REPORT
07 February 2023 - 23 February 2023

PROJECT NAME:
Single Family Design Board (SFDB) Survey

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Have you ever had a project before the Single Family Design Board (Consent or Full Board)?

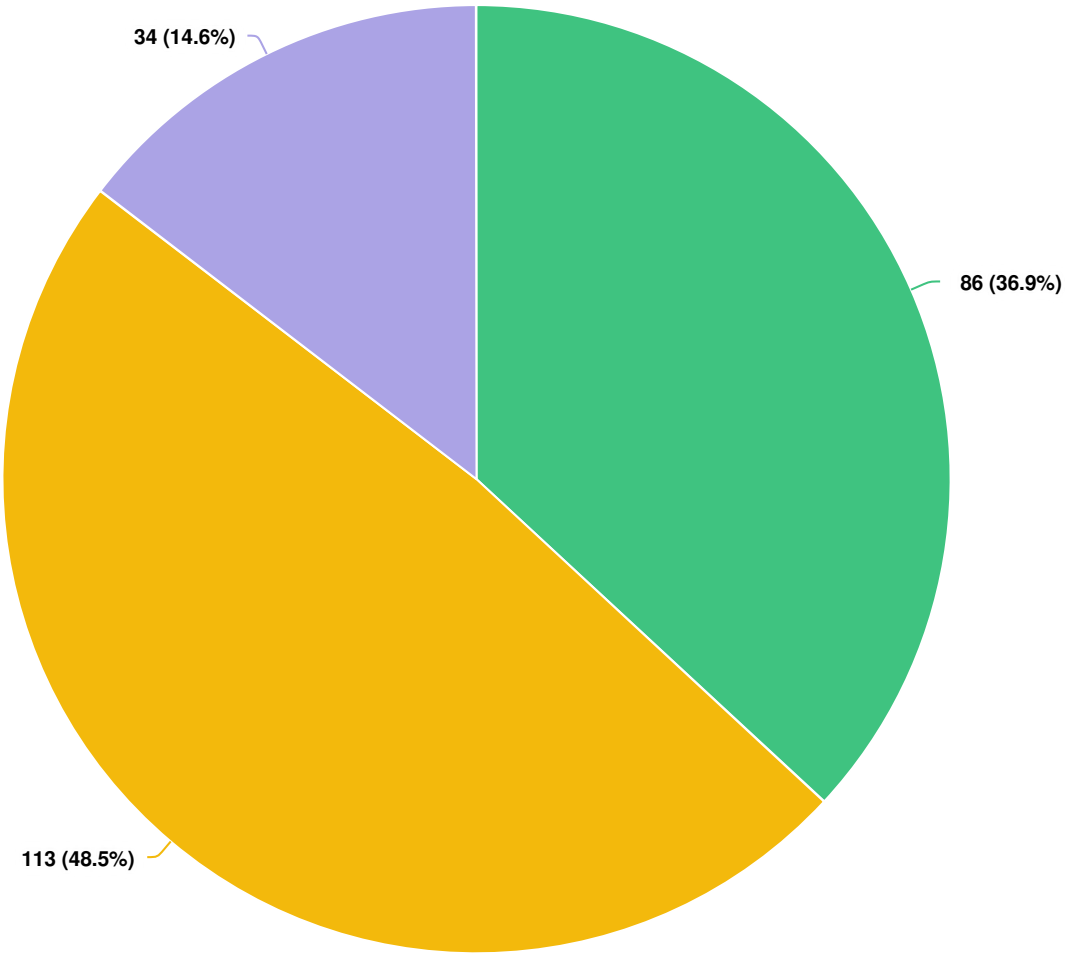


Question options

Yes No

Mandatory Question (436 response(s))
Question type: Radio Button Question

Q2 Approximately how many projects have you presented to SFDB?

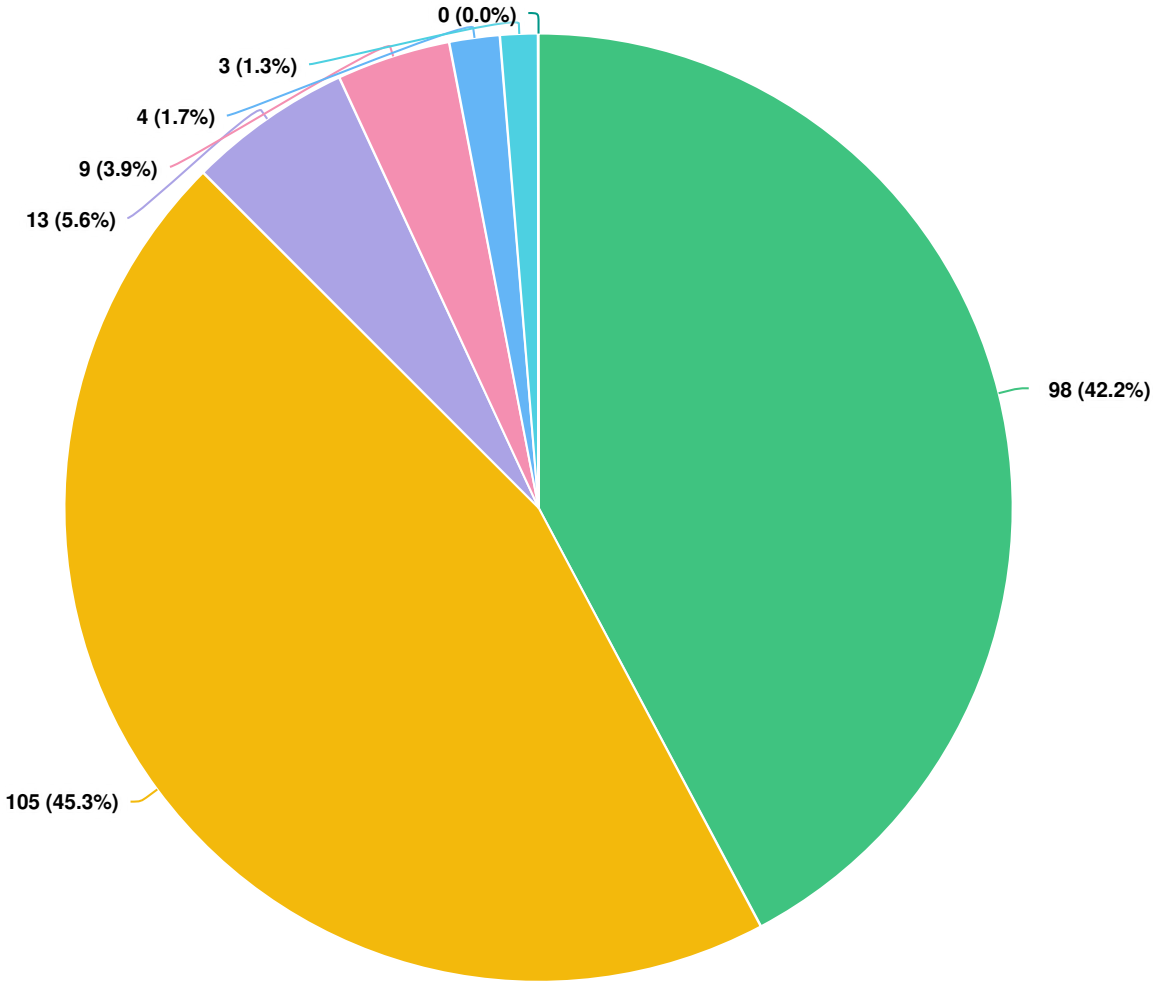


Question options

1 project 2-10 projects 11+ projects

Mandatory Question (232 response(s))
Question type: Radio Button Question

Q3 Which of the following best describes your primary role with respect to SFDB?

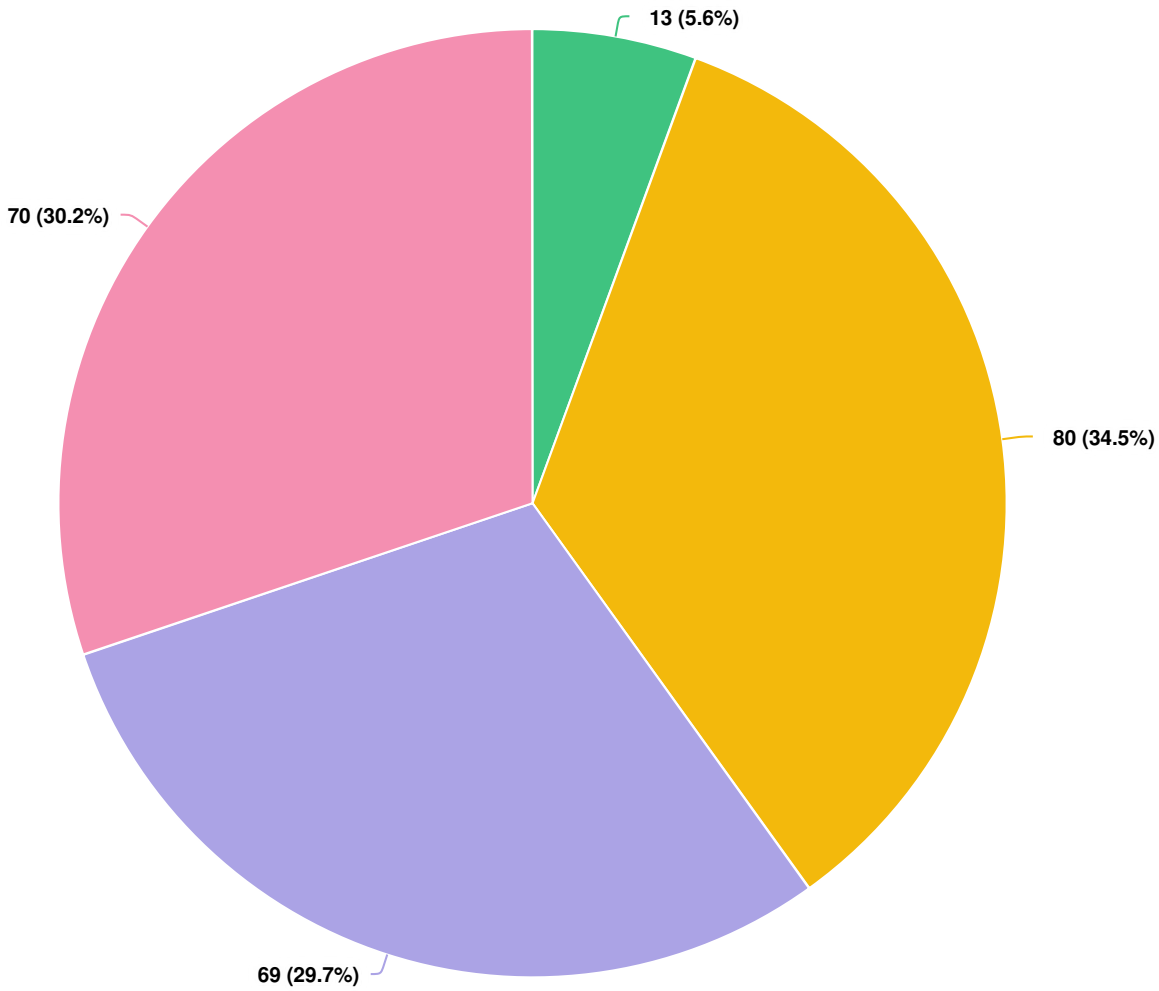


Question options

Homeowner
Architect / Design Professional
Agent for applicant (land use planner, permit expediter)
Contractor
Developer
Other (please specify)
Realtor / Broker

Mandatory Question (231 response(s))
Question type: Radio Button Question

Q4 **In your experience, do you believe the SFDB design review process resulted in a better project design outcome?**

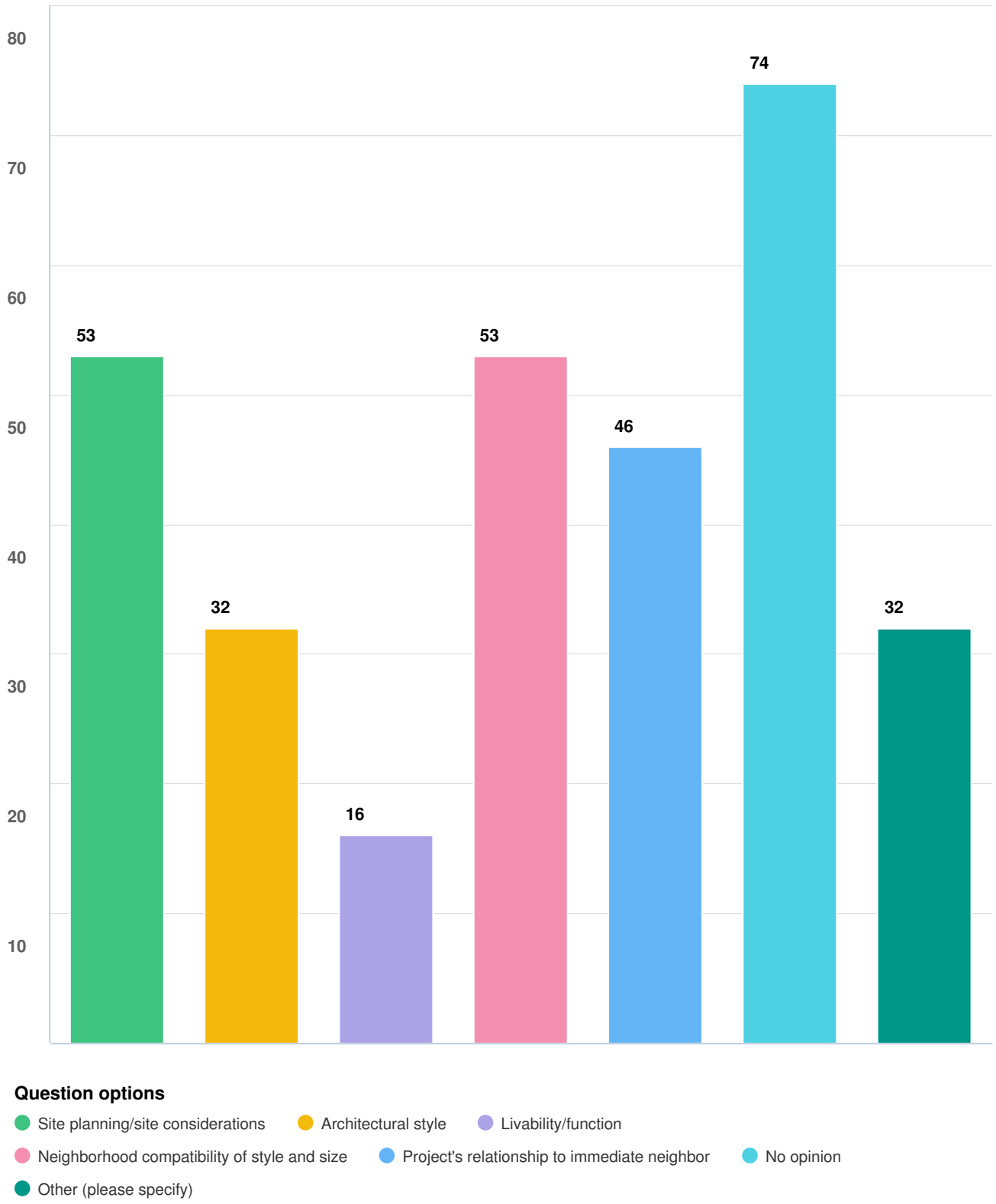


Question options

Strongly agree Somewhat agree Somewhat disagree Strongly disagree

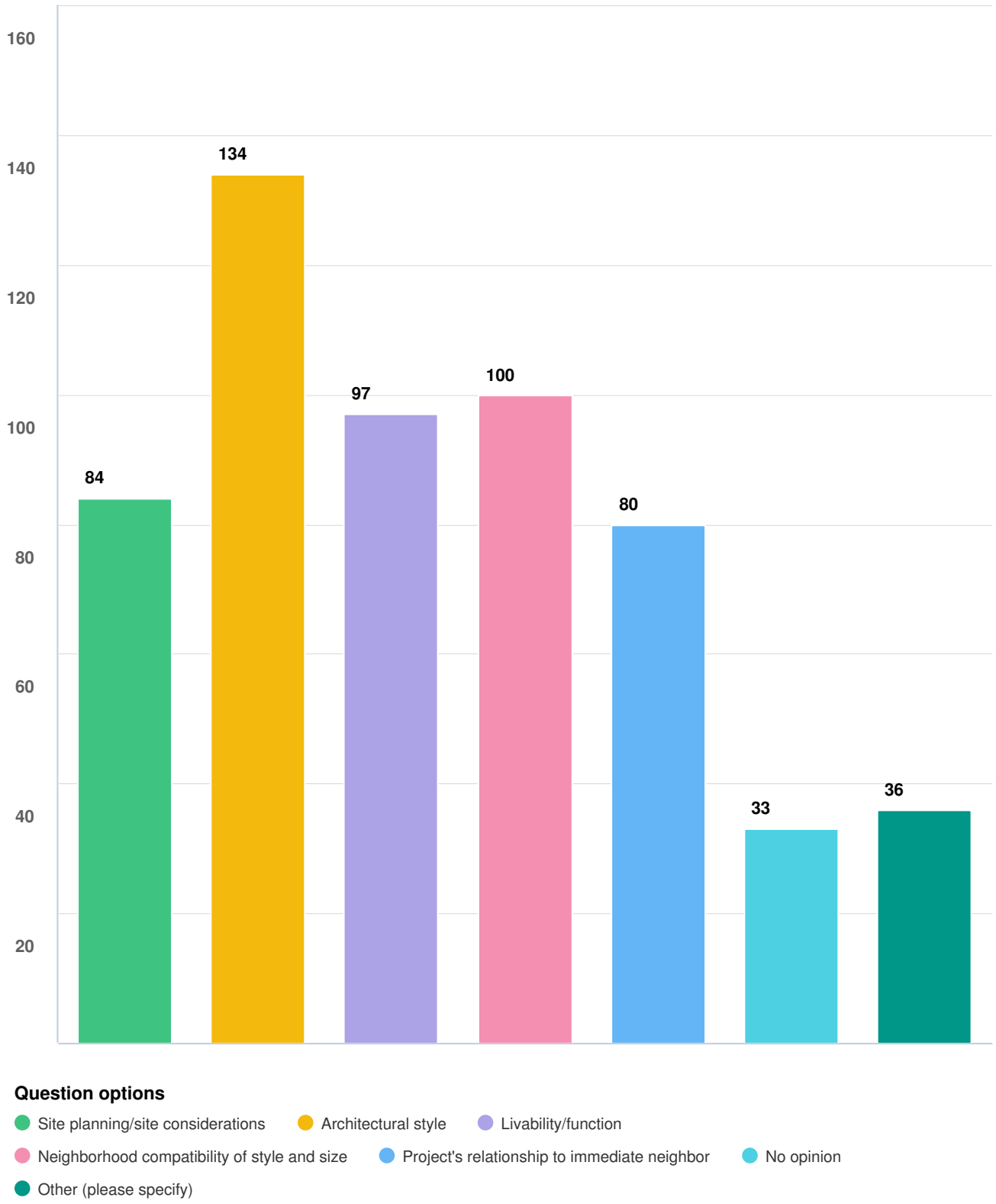
Mandatory Question (231 response(s))
Question type: Radio Button Question

Q5 Please share any types of comments made by SFDB you found helpful. Check all that apply



Optional question (205 response(s), 232 skipped)
Question type: Checkbox Question

Q6 Please share any types of comments made by SFDB you found to be not helpful. Check all that apply



Optional question (227 response(s), 210 skipped)
Question type: Checkbox Question

Q7 If you would like to elaborate, please share any other suggestions or comments made by SFDB that were helpful or not so helpful?

Anonymous 2/08/2023 05:18 PM	Rejection of color scheme by Consent, overturned by Full Board
Anonymous 2/08/2023 05:38 PM	I found the SFDB to be thoughtful and diligent in their consideration of our FAR.
Anonymous 2/09/2023 04:39 AM	when an existing house is relatively pedestrian, requiring a homeowner to add more detail or stylistic upgrades to remodel when not proposed by owner/agent as part of program is not helpful but rather upsets owner regarding cost of design and construction
Anonymous 2/09/2023 11:26 AM	Over the years, board members have been biased against architecture styles. In particular MODERN styles. For some reason this board is against Glass Garage doors and Glass Railing. This bias is ridiculous and unfounded and not helpful
Anonymous 2/09/2023 02:27 PM	Making decisions based on personal beliefs rather than what the guidelines state. Overreaching and including comments on areas of a project not visible to the public
Anonymous 2/09/2023 02:21 PM	The entire process was awful - the City sent us to SFDB, then historical review, then said we were not historical, so sent us back to SFDB, all of which took nearly 2 years and tens of thousands of dollars in new plans.
Anonymous 2/09/2023 02:22 PM	neighbors run the show, not the review boards. this is a crapshoot, i tell owners hang on for the ride. also, people making small additions should get a break
Anonymous 2/09/2023 02:46 PM	The format is such thatthe applicant cannot rebut the comments made. Sometimes the comments do not reflect the questions raised during the Q&A portion of the process and the applicant is left wondering why it wasn't brought up as a concern prior to final
Anonymous	The time it takes to get comments and approvals is long.

2/09/2023 02:45 PM

Anonymous
2/09/2023 02:53 PM

The entire process was frustrating, lengthy and expensive. I was improving a home and the value for the neighborhood yet I was expected to jump through hoops - even as far as deciding years in advance exactly what my landscaping plan would be.

Anonymous
2/09/2023 03:07 PM

less over sight. provide a hardcopy of clearly defined comments right after the meeting. waiting weeks only hurts the home owners.

Anonymous
2/10/2023 10:33 AM

HELPFUL: building massing, window placement, cohesion with community NOT HELPFUL: going against clients intent when those intentions comply with city req's, requesting 3D modeling/renderings, members should be able to visualize plans or it should be a req

Anonymous
2/09/2023 03:11 PM

With so many regulations and red tape, designs are often very limited and seem like an extreme jig saw puzzle to navigate for often simple improvements

Anonymous
2/09/2023 03:23 PM

The comments were extremely subjective and did not fallow the SB building guidelines.

Anonymous
2/09/2023 03:25 PM

Horrific experience. Despite living in a high fire zone, they would only permit me to use wood for my railing on a deck. I spent thousands of dollars on an architect fighting them on it to no avail. I will NEVER submit anything again for a permit.

Anonymous
2/09/2023 03:37 PM

I believe that the purpose of a Design Review Board should be to improve the quallity of construction. Especially to see beyond renderings that purport to show a good looking building when in fact the materials and the construction are poor.

Anonymous
2/09/2023 03:26 PM

Board members have been rude about style selection based on their personal preferences.

Anonymous
2/09/2023 03:33 PM

Board members have not been helpful in solving complex constraints of client program needs, budget, site constraints, code constraints, and most importantly, they have been a barrier to perceived architectural style.

Anonymous
2/09/2023 03:42 PM

SFBD should be there to help designers/applicants. They do not. It's nearly impossible to coral architectural opinions just between 2 architects, let alone 5 or 6. Whether they individually 'like' the design is not a standard, but that's The Standard.

Anonymous
2/09/2023 03:40 PM

My architects said City was very. Difficult to work with

Anonymous
2/09/2023 03:45 PM

The SFDB had no substantive comments on our project and yet required us to return for a second review because they insisted we needed to included a colored elevation (despite already having full elevations with a keyed color palette). A waste of time.

Anonymous
2/09/2023 03:40 PM

Our design was what we chose, the board tried to change the design to what they personally liked. Nothing was code related, just their personal opinions

Anonymous
2/09/2023 03:42 PM

SFDB should give all their feedback at once. It is EXTREMELY costly for homeowners and frustrating for builders, having to wait many weeks or months in between meetings and getting additional feedback along the way that drags the process out. Speed needed

Anonymous
2/09/2023 03:39 PM

Should not micromanage design

Anonymous
2/09/2023 04:41 PM

They are inconsistent from meeting to meeting, and they get hung up on the smallest things. I wish the board would realize that their decisions/actions/comments have serious cost implications as they effectively drag out projects to longer timelines.

Anonymous
2/09/2023 04:19 PM

The board is so unhelpful, most of the members aren't even architects. They cause so much stress and anxiety and their opinions seem to depend on the day and their mood.

Anonymous
2/09/2023 07:01 PM

Worked on a project with a family for a 2 years, thoughtfully considering impact on neighbors , storm water collection, aesthetic, structural and material improvements, etc. and was insulted by the chair who claimed we hadn't give the project any thought

Anonymous 2/09/2023 09:51 PM	No useful comments were provided. Just delays to simple projects.
Anonymous 2/09/2023 10:10 PM	Projects of this nature should be handled administratively. Property rights of owners held in the balance by unqualified laypeople is morally wrong.
Anonymous 2/09/2023 10:15 PM	Process should be more executive rather than bureaucratic
Anonymous 2/09/2023 10:19 PM	I believe they go to far and the city doesn't have the time or resources. Permitting takes forever and that's why most people don't even bother getting a permit. Should be much faster and easier and less red tape
Anonymous 2/10/2023 03:42 AM	They slowed down the process significantly by not taking the whole house and project into consideration and not visiting the site but making decisions based off of paper files.
Anonymous 2/10/2023 04:36 AM	The comments were very opinion oriented on very minute details that resulted in additional costs with no real gain to the final outcome.
Anonymous 2/10/2023 07:38 AM	A board member made condescending comments that were simply a difference of taste, not of design. The next time the same project was presented (with no changes), that member was absent and all the comments were positive. There was no objectivity, just s
Anonymous 2/10/2023 07:59 AM	Department was difficult to work with overall. Plans were approved, but were too easily interrupted by anonomous neighbor complaints
Anonymous 2/10/2023 08:18 AM	SFDB is fine... But MBAR is WAY TOO OLD and they need term limits.
Anonymous 2/10/2023 08:55 AM	The SFDB prevented our family from realizing our dream home design by insisting on so many arbitrary changes we were left with a generic design with no character. They take your vision and change it to theirs. High on power trip
Anonymous	Generally, they don't understand their purview and they insert their

2/10/2023 09:23 AM	personal agendas and opinions inappropriately. They have been insulting to applicants and property owners. They do not know rules of conduct. Some are not qualified on any level.
Anonymous 2/10/2023 09:17 AM	First time we presented we had a "wainscoat" (bricks) on the outside below the windows. We were told to take it off. At a later design meeting we were told that some brickwork on the facade would look nice. Arbitrary advice and decisions.
Anonymous 2/10/2023 09:16 AM	The SFDB's sanctions on reasonable design and development and associated fees throughout the entire design/permit/build process can only be afforded by wealthy/elite homeowners. Lower income homeowners are hamstrung to try to improve our properties.
Anonymous 2/10/2023 09:25 AM	The SFDB would often levy actions, but often would not make the applicants follow through in correcting the action. For example lighting plans, views to determine privacy, etc. were issued as actions but the projects were approved even without closure.
Anonymous 2/10/2023 09:51 AM	I have found the suggestions to be based on personal bias and sometimes impractical or unrealistic in terms of build-ability and costs.
Anonymous 2/10/2023 09:52 AM	SFDB required a condition to use Santa Barbara Sandstone on a project, where no other development on the street has used Santa Barbara Sandstone
Anonymous 2/10/2023 10:21 AM	We were replacing a balcony railing with a decorative metal railing with panels. The steps we had to take to submit our design to the review board seemed excessive and while the review board liked our design, they proposed things that weren't necessary.
Anonymous 2/10/2023 10:57 AM	Failed to consider HO's budget when providing architectural style comments.
Anonymous 2/10/2023 11:23 AM	SFDB should review size, bulk and scale. Basically they should review a project in the big picture. Sometimes SFDB review turn into a discussion of minute details & personal taste which is not helpful to the client.

Anonymous 2/10/2023 12:50 PM	The design review board has its detractors, but looking at the big picture it serves a very important role in the future development of the city.
Anonymous 2/10/2023 01:16 PM	Archictural inpiut add only cost to the project, without and archtecural improvement or any neighrhood copabilityre improsemed
Anonymous 2/10/2023 02:37 PM	For one meeting they will specify something and then in the next meeting they may change their minds and ask for something else. All of these changes cost thousands of dollars in architects fees. They seem to like wielding their power at our expense
Anonymous 2/10/2023 03:06 PM	The City should strongly reevaluate the need and discretion that a SFDB has over SFR projects. Applicants are not developers and do not have the financial capacity to bear additional costs and delays with unnecessary discretionary review.
Anonymous 2/10/2023 06:29 PM	The board should not subjectively interject their costly revisions that are not legal like “I’d like your roof pitched”. A complete change of roof style on their whim cannot be legal.
Anonymous 2/10/2023 07:48 PM	I suggest that they review the designs more closely before insisting on changes.
Anonymous 2/10/2023 06:43 PM	I wanted to replace 1972 Al slider windows with new energy efficient vinyl windows. I was told I could do a counter permit. I could NOT!!! I was told to do a design review. It was a time consuming, expensive, HORRIBLE experience!!!!!!!!!!!!!!!!!!!!!!!!!!!
Anonymous 2/10/2023 08:04 PM	waiting for two years
Anonymous 2/11/2023 09:32 AM	at least one suggestion made that was extraordinarily detrimental to the historic design of the house. We did NOT follow it, but were appalled that a registered architect could make such a suggestion (slicing off sections of the roof).
Anonymous 2/11/2023 11:39 AM	SFDB is not consistently applying the same standards to projects. Some strongly opinionated Board members sway other more passive Board members, which results in random, not genuinely unified

	recommendations, making the process unpredictable and arbitrary
Anonymous 2/11/2023 03:18 PM	Didn't like having to design entire garden before anything existed of the new house. Hardscape, trees> 10ft and commitment to water/irrigation standards better than every single individual plant.
Anonymous 2/11/2023 06:20 PM	Having the house addition plans reviewed by the SFDB felt like I was on trial. They expressed opinions (this window should be square and not rectangular) etc. Their feedback was purely stylistic and frivolous and wasted my time and money to comply
Anonymous 2/12/2023 05:55 AM	SFDB is a waste of city resources and is simply a platform for board members to have their non professional opinions impact projects.
Anonymous 2/12/2023 09:15 AM	One rejection leading to project delay based on landscaping within a private courtyard not visible to public and designed by licensed landscape architect
Anonymous 2/13/2023 10:00 AM	Telling a homeowner that they should have rubbed bronze window frames instead of black is insane. That is one person opinion, why in the world does one persons opinion get to decide what a homeowner does with their house. INSANE!
Anonymous 2/13/2023 10:46 AM	If find the review boards to be just fine overall in their work and review comments and guidance, it is the City internal processes that leave a great deal to be desired an indeed. They create situations where design review should not be necessary.
Anonymous 2/13/2023 10:59 AM	DRB told us how to do our windowsills, trim color, and roofing surface, despite our house not being visible to any but 1 neighbor.
Anonymous 2/13/2023 11:45 AM	We found it amazing that there was negative comments about architectural style that perfectly fits the historical prototype of a Santa Barbara house...beige stucco, red tile roof, and black trim.
Anonymous 2/13/2023 12:11 PM	The process is egregious and riddled with pure personal opinion that doesn't improve results at all - it simply delays projects and costs homowners $$$

Anonymous 2/13/2023 12:39 PM	Some of the comments and direction of the SFDB are extremely personal and do not reflect the standards or design of the neighborhood. The personal "feelings" of the SFDB should never overstep bounds.
Anonymous 2/13/2023 12:51 PM	The vast majority of the comments/suggestions were highly subjective and were not followed up by any recommendations to appease the whims of the board. The board has caused the cost of design for my project to increase substantially.
Anonymous 2/13/2023 01:19 PM	Overall the response from SFDB was excessively negative for our small single story home in a very eclectic and mixed style neighborhood
Anonymous 2/13/2023 01:28 PM	There was no concern for the additional costs and time during the process. While there were lots of changes I'm unconvinced that the process effected anything in a meaningful way, I just spent more money on revising plans.
Anonymous 2/13/2023 02:56 PM	Though our house is a CA Ranch style home built in 1947, like the majority of homes on our street, we were told by the chair that he would prefer that we remodel to make the house a Spanish style.
Anonymous 2/13/2023 05:15 PM	SFDB board members make decisions based on emotions and architectural style biases. They also immediately capitulate to every neighbor concern.
Anonymous 2/13/2023 06:16 PM	I don't think the SFDB should be weighing in on materials (like metal vs. composite roofing), paint colors and stylistic choices.
Anonymous 2/13/2023 10:32 PM	Completely biased opinions for a simple project
Anonymous 2/14/2023 08:54 AM	I feel that many times this board and other seem to project a personal design opinion. The Boards needs to see a project for what it is and recognize when a project is good and when a project needs help. It should not be about a personal design opinion
Anonymous 2/14/2023 09:25 AM	Be more user friendly and positive

Anonymous 2/14/2023 01:22 PM	Q4: Answer should be N/A because the projects were acceptable as is.
Anonymous 2/14/2023 02:21 PM	Each member felt it was their duty to redesign the project
Anonymous 2/14/2023 05:10 PM	City planning ahead of Design Review. Letters explaining proposed project delivered to closest 20 neighbors. Then letters delivered to registered home owners of 20 closest neighbors including site location workshop. Took near a year to get clarity.
Anonymous 2/14/2023 05:01 PM	Too narrow minded board members. This is not THEIR design. It is my design AND what my client wants.
Anonymous 2/15/2023 06:39 AM	We just need our tiny project permitted. We have done everything asked and spent a fortune on the changes your dept has requested. Then the project we spent a fortune changing on your request only to find out need not be changed..
Anonymous 2/15/2023 12:48 PM	Comments seem subjective, not based on ordinance
Anonymous 2/15/2023 02:51 PM	SB9 state law does not allow city officals to be subjective when evaluating whether or not splitting a homeowner lot using SB9 would benefit neighbors, neighborhood, etc. As long is a lot meets SB9's minimum requirements it should not be debateable.
Anonymous 2/15/2023 04:52 PM	I typically have favor with whatever design aesthetic we are presenting. We often get unfair and costly comments when the board is trying to balance neighbor pushback. We always conform to zoning; SFDB becomes a forum for neighbors rights before owners
Anonymous 2/15/2023 03:05 PM	Generally the professionals on SFDB are ok, there have been instances where they assert subjective opinions on style or massing that exceed their authority. The problem is staff's extensive checklists. Conceptual reviews should not have to be so detailed.
Anonymous 2/15/2023 06:22 PM	I find the talk about architecture style not helpful as it distills for a style we up turn our nose at in Santa Barbara and "Livability/function"

	is code for will this resell well. Projects should be compatible with the area, not style
Anonymous 2/15/2023 06:35 PM	It is not helpful to get opposite views from Board showing that varying opinions are valid, but being at the mercy of the number of Biard members who show up that day. There is inconsistency and no ability to clarify findings after they are made.
Anonymous 2/16/2023 08:02 AM	Disparaging comments about the design or drawings undermine architect/client relations. The duration of the process (minimum 30-business day review by staff, then months of SFDB reviews) is incompatible with the timelines of families needing space.
Anonymous 2/16/2023 09:15 AM	It is not helpful when they focus in small and irrelevant things, such as a gate entry keypad design.
Anonymous 2/16/2023 10:23 AM	Zoning Ordinance provides all the necessary regulations (and more) for SFDB to review.
Anonymous 2/16/2023 12:54 PM	Board repeatedly proclaimed their distaste for the architectural style of the house and exhibited a clear bias based on this.
Anonymous 2/16/2023 03:19 PM	Overall comment is that the SFDB board is often times untrained in what it means to review a project. There are many subjective comments that are not tied back to City of SB Design Regulations. This translates to untrained individuals affecting projects
Anonymous 2/16/2023 07:27 PM	The purpose of SFDB is to avoid unattractive projects that are designed by unqualified professionals. Unfortunately, the board now believes every project needs to be a masterpiece and goes completely overboard on the design requirements.
Anonymous 2/17/2023 03:23 PM	The board has added years onto my project. They infringe upon me building more housing. They basically function as an HOA. Disband it
Anonymous 2/18/2023 05:41 PM	Review board rejected a design change we requested because, in their view, it was not compatible with the neighborhood. The proposed installation is invisible to surrounding neighbors. Moreover, neighboring properties had not been renovated in decadess

Anonymous 2/19/2023 10:10 AM	Regarding scale, for the non-architect, asking the plan submitter to simply draw a person inside the interior may not be enough to clarify what the SFDB is thinking.
Anonymous 2/19/2023 09:54 AM	Neighboring comments were very supportive.
Anonymous 2/19/2023 10:29 AM	Have spent thousands extra dollars on reviews because the city-required arborist is unrealistic and the original surveyor botched the job; my proactive attempt to find solution with SFDB results in multiple costly review meetings.
Anonymous 2/19/2023 04:27 PM	insistence on certain historic style when the owner wanted contemporary
Anonymous 2/20/2023 10:35 AM	Their comments have been inconsistent, arbitrary and of personal in nature of crossing boundaries and not taking the high costs of continual resubmittals. The level of stress I have seen to brought to myself and homeowner is very high.
Anonymous 2/20/2023 09:36 AM	There are both good and bad. However the qeustion must be asked, for a 3% imporvement in the look of a project is it worth the delay or exspense taht the SFDB, or any design review adds to the project. Would it be better j to just use a check list.
Anonymous 2/20/2023 10:35 AM	Streamline the review process is needed.
Anonymous 2/20/2023 11:27 AM	It's not necessary for materials to match adjacent neighbors - this promotes homogeneity and detracts from neighborhoods/communities.
Anonymous 2/20/2023 12:42 PM	true objective design review by a random group of individuals is simply not possible. there should be no room for a subjective review full of personal biases and preferences. design review comments create "design by committee" solutions..
Anonymous 2/20/2023 12:38 PM	There was a bias against a particular style in both cases a modern aesthetic even though the architecture has a vernacular form and

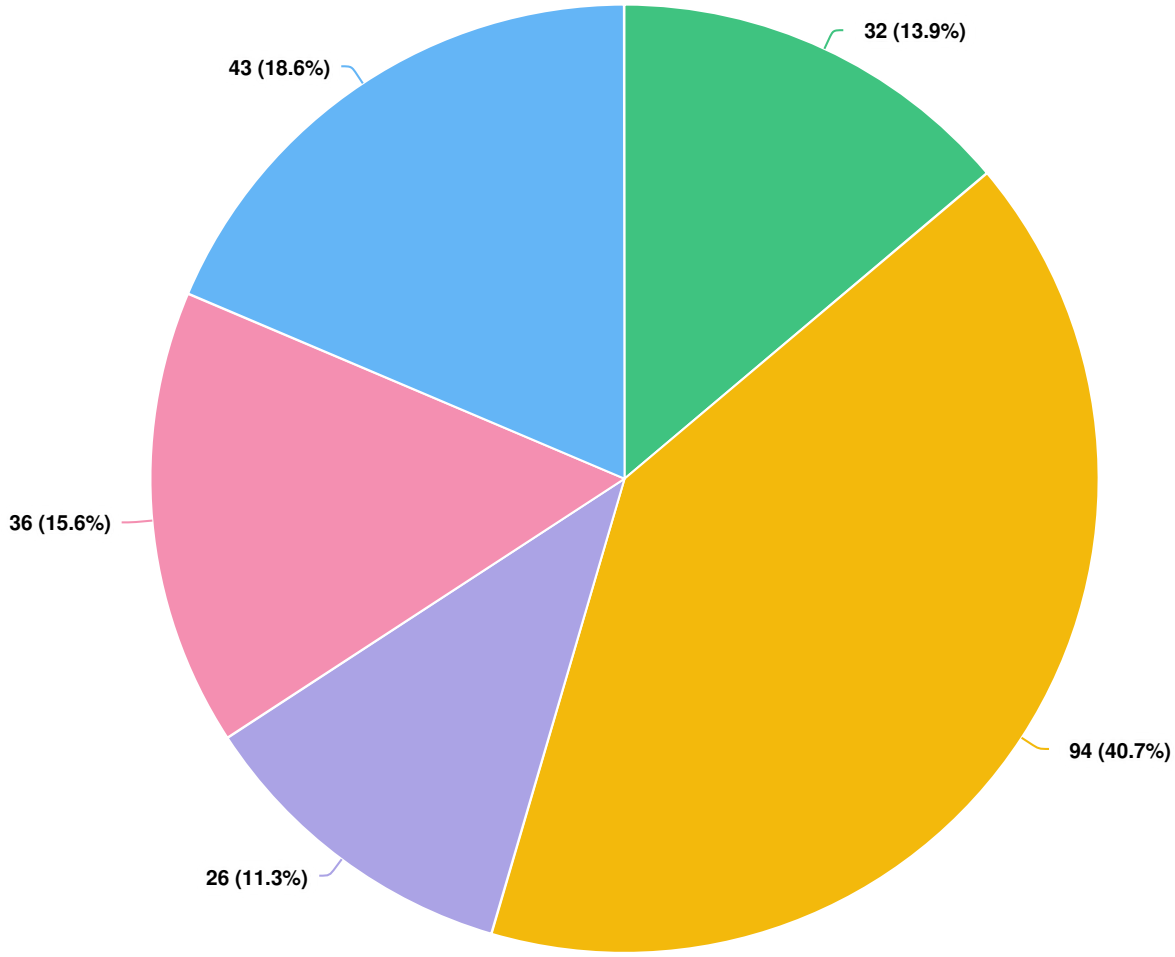
	elements to it that made it very appropriate with its context and fit in to the size, bulk & scale of the context.
Anonymous 2/20/2023 05:22 PM	Several projects were put through the ringer based on compatibility "issues" and neighbor complaints even after we demonstrated it fit with the context and that we had made efforts to alleviate neighbor concerns. Another project was not allowed to modern.
Anonymous 2/20/2023 05:11 PM	Single Family Zoning and Traffic Planning is destroying the city. Re-evaluate setbacks, zoning, and height limits at once.
Anonymous 2/20/2023 10:58 PM	The SFDB repeatedly went beyond their scope by commenting on an already approved ADU. When reminded of this by city staff, they continued to reference it as part of their argument against aspects of the main house. They don't answer to anyone.
Anonymous 2/20/2023 08:35 PM	boardmember suggested that our house was not appropriate for our lifestyle. boardmember suggested it was incompatible with neighborhood but a neighborhood study proved otherwise. boardmember suggested we make changes which increased the cost
Anonymous 2/20/2023 09:02 PM	Limiting the FAR mat be illegal and should be challenged. The subjective nature of the review board leads you to believe that you must do an under the table deal to get through. Discriminates against smaller lots.
Anonymous 2/21/2023 01:04 PM	A project that relates to its surrounding does not mean that it has to look similar or resemble the houses around it. As long as it adds value and improves the architectural dialog within the city it should not be an issue.
Anonymous 2/21/2023 11:05 AM	I’m an electrical engineer. I don’t think that I’ve ever had a comment on my electrical plans by the SFDB.
Anonymous 2/21/2023 12:13 PM	My main concern with the board is that members' comments regarding architectural style are often not objective, well-informed, or professional. Members should be open-minded to architectural styles whether or not they fit their own personal preferences.

Anonymous 2/21/2023 12:28 PM	My main criticism would be how time consuming and expensive the bureaucratic process is.
Anonymous 2/21/2023 01:39 PM	Stop this campaign against new architecture and new, better, more expensive and sustainable material. Preserving track homes should not be your goal or mandate. Materials have changed in the last 70 years. Allow for large windows!
Anonymous 2/21/2023 01:20 PM	I felt the comments were "nit-picky" and opinionated. My architect designed the project within the required parameters. The review board just wanted "their pound of flesh."
Anonymous 2/21/2023 02:22 PM	They continued to not further the design review because we wanted to build 3 stories. We are within the building code height limits and BS has a published recommendation for 3 story design .
Anonymous 2/21/2023 02:29 PM	Otherwise ok
Anonymous 2/21/2023 04:54 PM	Single family residences are deeply personal for the owners. We already have detailed zoning standards and requirements along with design guidelines sufficient to ensure good or reasonably good design.
Anonymous 2/21/2023 05:27 PM	SFDB should follow the guidelines on all projects...not just some.
Anonymous 2/22/2023 05:42 AM	See above
Anonymous 2/22/2023 04:26 PM	Overall, most of the architects in front of the SFDB are trained and thoughtful. The purview of the SFDB should be LIMITED to broad mass/bulk/scale appropriateness and not devolve into protracted discourse of materials, details, and minutia.
Anonymous 2/22/2023 11:19 AM	In some cases, Board members do not seem to be qualified to evaluate design and/or read plans. For example, too much emphasis is placed on the FAR calculation, or a particular guideline as compared to providing the applicant with useful design feedback.

Anonymous 2/22/2023 12:36 PM	Two main things. 1) They go too far. They should make sure projects should meet a minimum standard, not be perfect. 2) They are sometimes not polite/respectful.

Optional question (123 response(s), 314 skipped)
Question type: Single Line Question

Q8 **The City's design guidelines checklists are easy to understand and help me prepare me for SFDB design review hearings.**

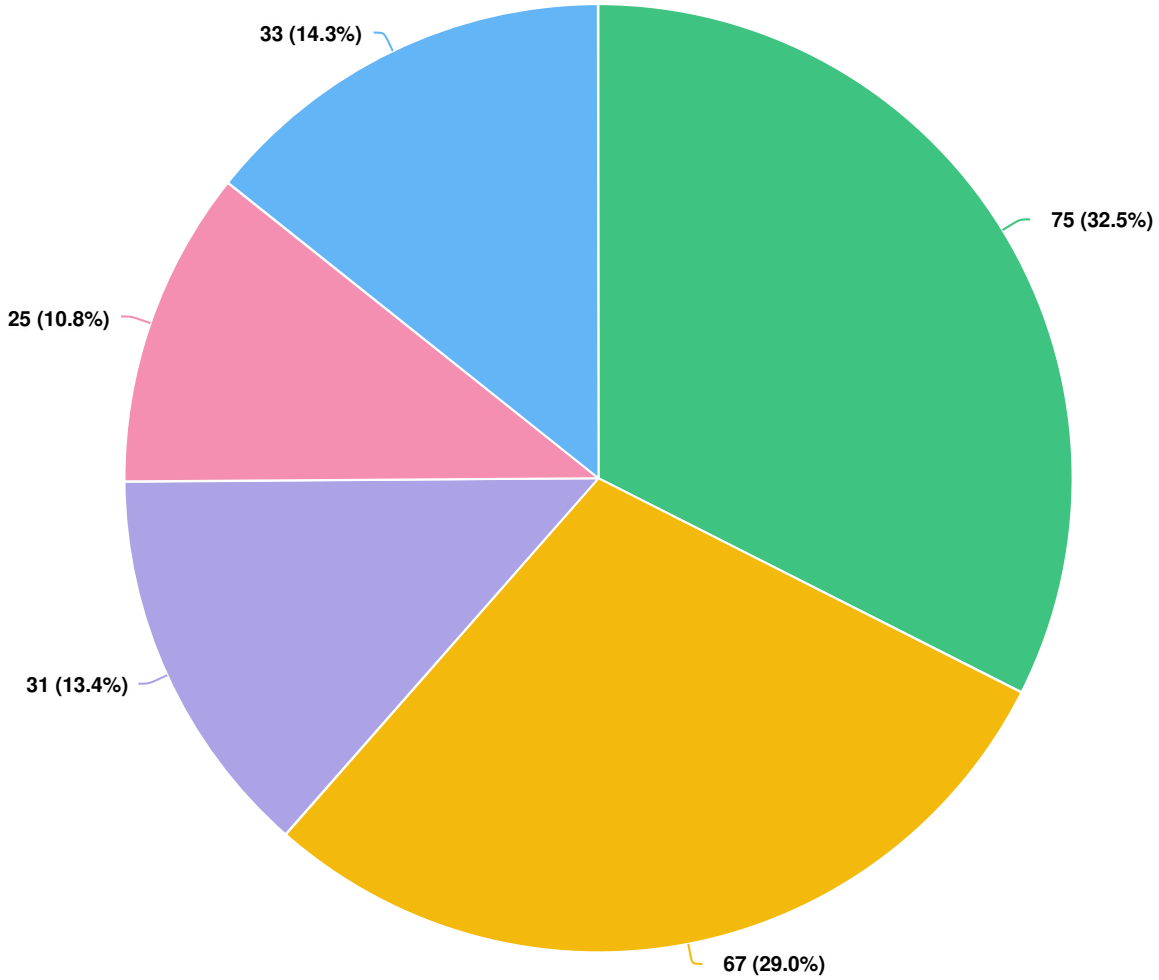


Question options

Strongly agree
Somewhat agree
I don't know about the design review checklists
Somewhat disagree
Strongly disagree

Mandatory Question (230 response(s))
Question type: Radio Button Question

Q9 **During application completeness review, staff input on compliance with design guidelines would be helpful feedback prior to my scheduled SFDB hearing.**

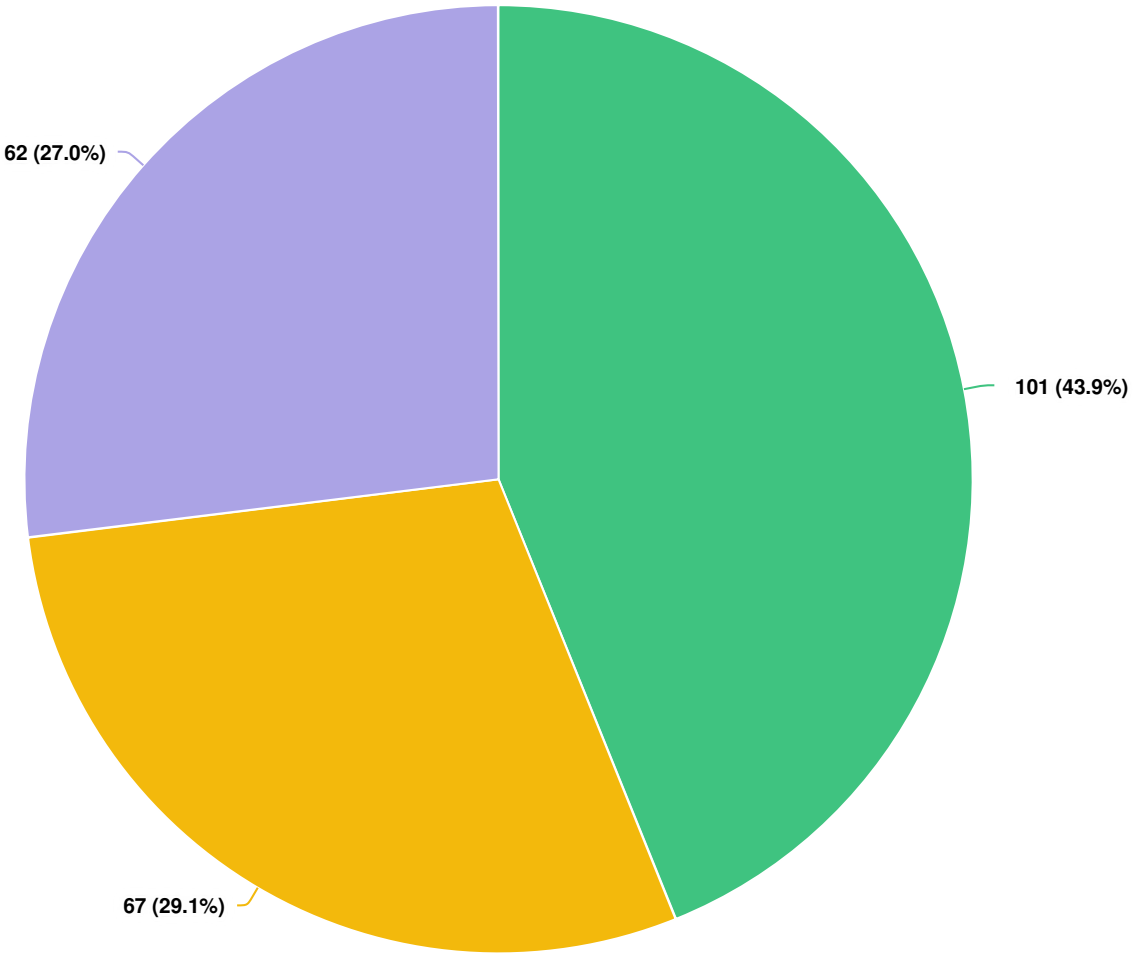


Question options

Strongly agree | Somewhat agree | No opinion | Somewhat disagree | Strongly disagree

Mandatory Question (230 response(s))
Question type: Radio Button Question

Q10 **At a public hearing, the SFDB requested materials not listed on the City's initial submittal requirement checklists (e.g. sections, neighborhood context studies, perspective drawings, streetscape renderings, photo simulations, 20 closest lots surve...**

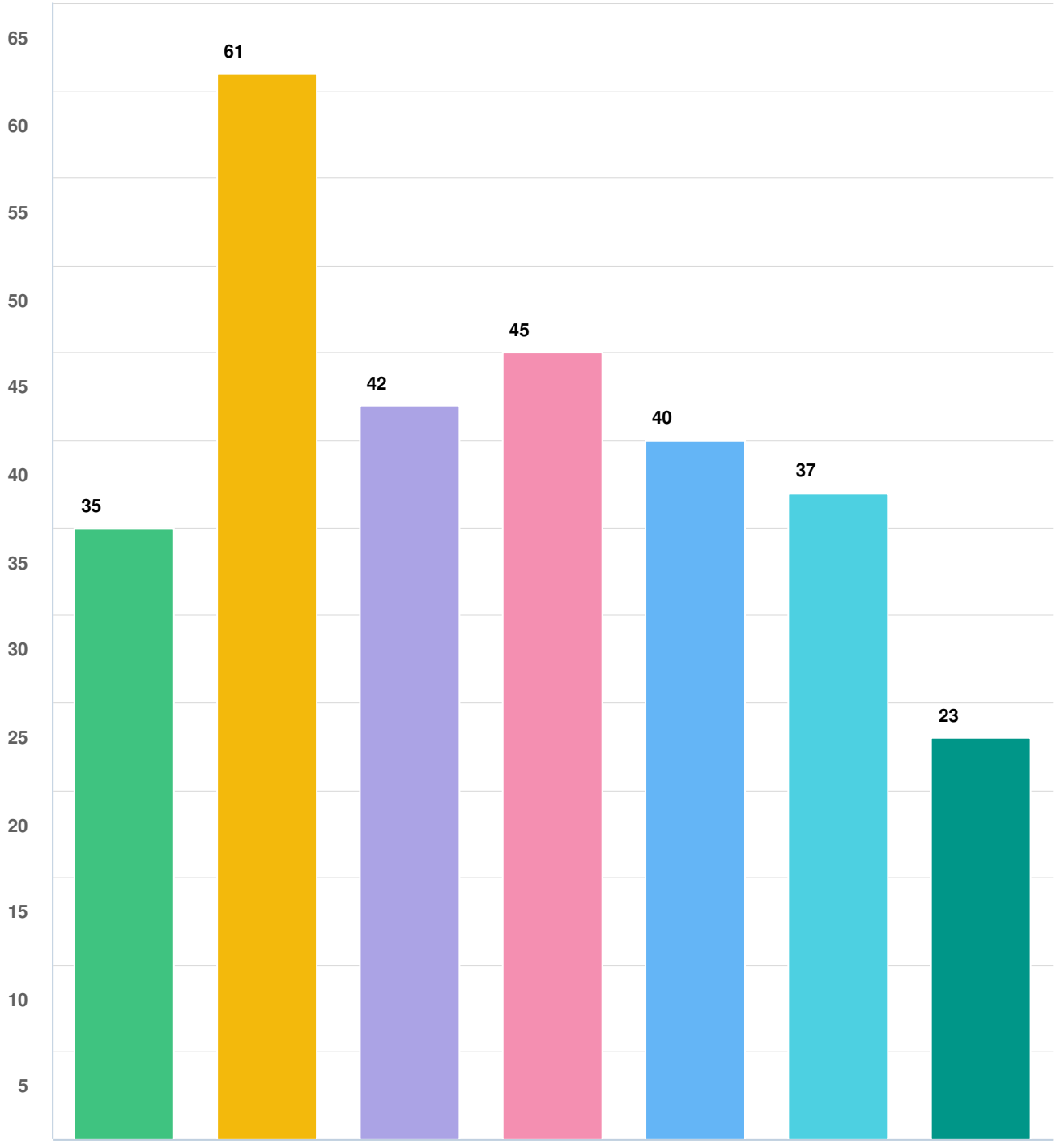


Question options

Yes No N/A

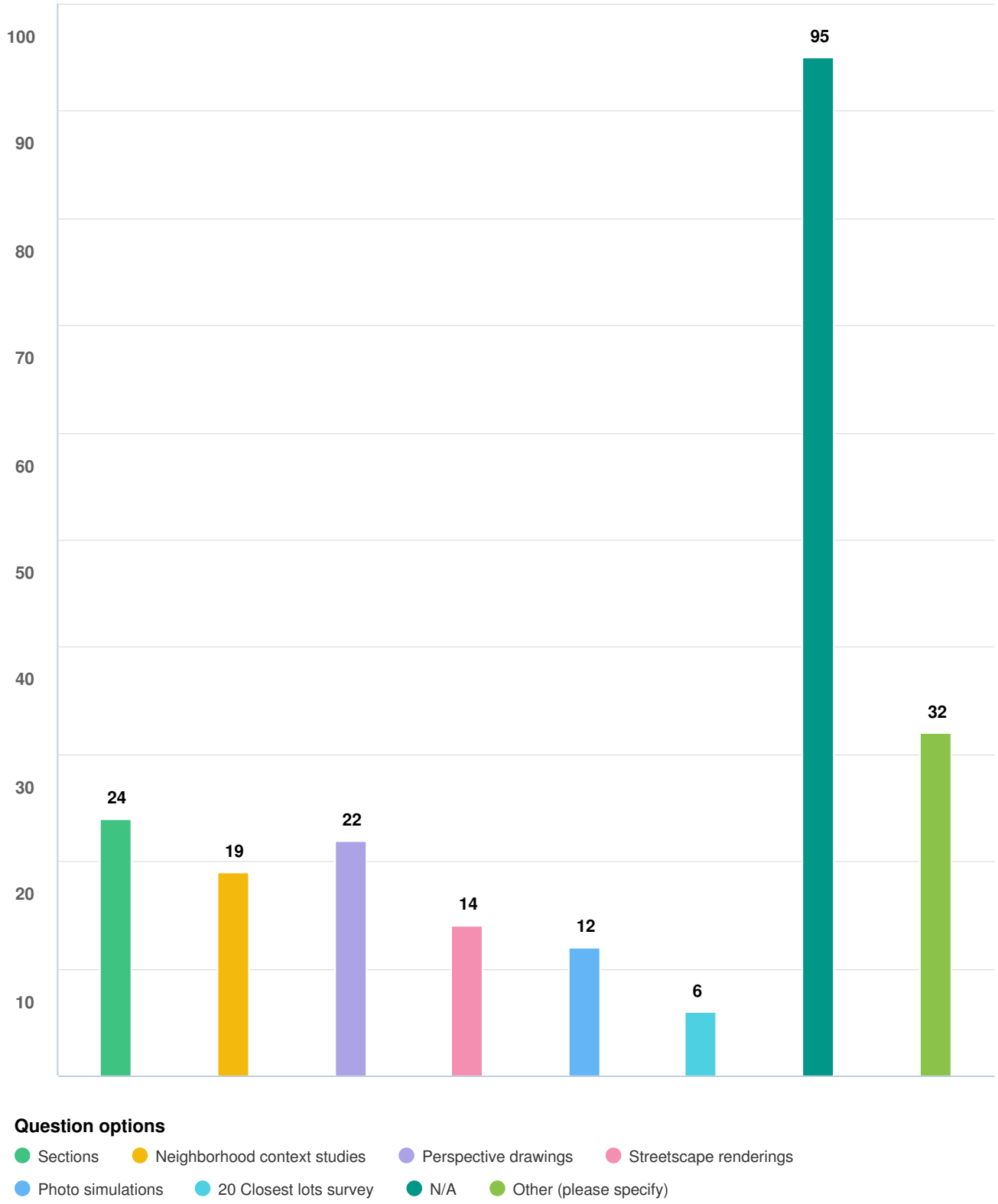
Optional question (230 response(s), 207 skipped)
Question type: Radio Button Question

Q11 If yes, what additional materials were required by the SFDB?



Optional question (106 response(s), 331 skipped)
Question type: Checkbox Question

Q12 **In your opinion, should any additional materials be required as part of the initial application submittal? Check all that apply.**



Optional question (177 response(s), 260 skipped)
Question type: Checkbox Question

Q13 What, if anything, would you have liked to have known beforehand to feel better prepared during your SFDB hearing?

ekokinda 2/07/2023 12:01 PM	ndfskdjf
Anonymous 2/08/2023 05:38 PM	N/A
Anonymous 2/09/2023 04:39 AM	I think if an applicant (agent,owner,architect) reads provided material they are adequately prepared. The only way to prepare for individual board members pet peeves would be to watch previous meeting videos. Chairperson needs to be a real guide and chair
Anonymous 2/09/2023 11:26 AM	Hard to answer this. I guess, I would have liked to know that Board Member A or B had a bad day and was going to discredit any project brought before them.
Anonymous 2/09/2023 02:21 PM	That they would dictate everything from which color white we chose to the color of our gravel, and that each time we would get sent back, it would take months and thousands of dollars in new plans, then go back and they would not like changes they wanted
Anonymous 2/09/2023 02:40 PM	Design board personal preferences can be imposed as to style over function for such things as number of lites/pains in windows. Process was long. While going thru engineer/plan check, new members impose new conditions when only color was to be finalized.
Anonymous 2/09/2023 02:22 PM	that the review board only listens to the neighbors, and the planning rules and ordinances really dont matter.
Anonymous 2/09/2023 02:46 PM	who will be present among the board members since many are not design professionals or practiced in design principals
Anonymous 2/09/2023 02:45 PM	Expected durations not to exceed.
Anonymous	How ridiculous the process would be. It is almost like they have to

2/09/2023 02:53 PM	thing of 'something' to push back on to make themselves feel important.
Anonymous 2/09/2023 03:07 PM	If an approval is likley and I would LOVE to have my planner present. Unfortunately 99% of the time they are MIA.
Anonymous 2/10/2023 10:33 AM	That the schedule is not accurate. That depending on the community involvement you could be waiting for a long time. Is there a better way to address neighbor comments before hearings? A way to make the hearings run smoother and more timely?
Anonymous 2/09/2023 03:11 PM	Better example available for designers to reference. Maybe classes offered to local designers to explain expectations
Anonymous 2/09/2023 03:07 PM	I find the Board often asks for items at a conceptual hearing taht are not listed as submittal requirements until preliminary or final.
Anonymous 2/09/2023 03:23 PM	That the review process was going to be subjective and not necessarily fallow the SB guidelines.
Anonymous 2/09/2023 03:25 PM	That getting a permit was a complete waste of time and money. None of my neighbors got one bc the city is so difficult.
Anonymous 2/09/2023 03:37 PM	If there is anything missing in my submittal.
Anonymous 2/09/2023 03:33 PM	I feel I am well seasoned.
Anonymous 2/09/2023 03:42 PM	That the SFBD is here to help applicants, not set them through impossible standards, or standards that don't exist. Also, a full board w/o any potential for loss of quorum would also be helpful.
Anonymous 2/09/2023 03:40 PM	Have more competent inspectors
Anonymous 2/09/2023 03:45 PM	A correct inventory of all material actual required and my rights when other materials are “required” by a single board member.

Anonymous 2/09/2023 03:40 PM	Nothing
Anonymous 2/09/2023 03:39 PM	N/A
Anonymous 2/09/2023 04:41 PM	n/a
Anonymous 2/09/2023 04:19 PM	Has the board eaten recently (are they hangry). Are they going to ask questions out of scope (ADU etc)?
Anonymous 2/09/2023 04:05 PM	I did not attend
Anonymous 2/09/2023 05:10 PM	Board members (some) were not well prepared and / or had personal agends to push.
Anonymous 2/09/2023 07:01 PM	I did not realize that being in the Good Ol' Boy network was more important than actual quality design work.
Anonymous 2/09/2023 07:14 PM	it was very clear
Anonymous 2/09/2023 09:51 PM	City Hall is closed on fridays. For many people Friday is the only day they can go to City Hall. Live persons never pick up the phone. Long wait times from staff. Inconsistent information and answers provided by staff. Time delays are unacceptable.
Anonymous 2/09/2023 10:10 PM	All the CA cities do zoom, even post-pandemic. But SB is the only one that required applicant to be present in person.
Anonymous 2/09/2023 10:15 PM	That the hearing take a lifetime l, hearing should disappear and make the department more technical and more architectural oriented
Anonymous 2/09/2023 10:19 PM	how picky they can be

Anonymous 2/09/2023 10:34 PM	A fair set of guidelines that all abide by.
Anonymous 2/10/2023 03:42 AM	It was difficult for even my architect to keep up with the latest rules and I'm unsure the city staff interpreted them the same. The design doesn't talk to building department which is extremely frustrating. We go back and forth as homeowners.
Anonymous 2/10/2023 04:36 AM	Nothing. The issue is that's it's a roll of the dice on if the board will like what you propose. It seems like they almost feel that they HAVE to comment, and are creating work. The question is how many projects pass the first time?
Anonymous 2/10/2023 07:38 AM	What the board member requested was something a planner had me previously remove from the plan set. Fortunately, it was a zoom meeting, so I could retrieve the missing images.
Anonymous 2/10/2023 08:09 AM	If a landscape plan is required when minor landscaping is involved.
Anonymous 2/10/2023 08:09 AM	Board members are just busybodies.
Anonymous 2/10/2023 08:18 AM	I don't really have any issues with SFDB
Anonymous 2/10/2023 08:42 AM	Let's see what the new code cycle brings, I'm confident any changes will be as straightforward and concise as previous requirements.
Anonymous 2/10/2023 09:23 AM	Whether or not the board members are going to derail a project, insert bias, had a bad day, be rude and disrespectful...because this is what I prepare my clients for.
Anonymous 2/10/2023 09:16 AM	The SFDB needs to cut down to allow lower income homeowners to properly develop their properties.
Anonymous 2/10/2023 09:49 AM	There is too much that is being required for simple projects. The process for simple project takes too long

Anonymous 2/10/2023 09:52 AM	What items to give focus to during the hearing/presentation
Anonymous 2/10/2023 10:17 AM	A more defined approach of SFDB to design theory of the reviewing panel would be helpful.
Anonymous 2/10/2023 10:18 AM	How much time this adds to the permit process.
Anonymous 2/10/2023 10:57 AM	Simpler design guidelines and policies
Anonymous 2/10/2023 12:50 PM	This is a loaded question. If the design is good, that it fits under the parameters of the design guidelines, there is no problem.
Anonymous 2/10/2023 01:16 PM	Process review is too slow. Not enogh employees. Every end Friday department closed. Terrable customers service. No one answer the phone
Anonymous 2/10/2023 02:37 PM	It seems different rules apply to different applicants. SFDB is NOT consistent. Be consistent!
Anonymous 2/10/2023 03:06 PM	That the Board actually had the authority to consider the project and make design changes re items that it had discretion over. The city should develop objective design standards or better yet eliminate the Board
Anonymous 2/10/2023 06:29 PM	Everything then I would not have built.
Anonymous 2/10/2023 06:43 PM	I would have liked to get a counter permit as I was told at the beginning!! The design review was totally unnecessary for the replacement of existing windows!!!!!!!
Anonymous 2/11/2023 09:32 AM	that our architect's explanations and responses would be accounted for
Anonymous 2/11/2023 11:39 AM	I would feel better knowing that since the Design Guideline checklists exists, that Board members use them for each project during the

	hearings. I feel that they exist but are unused by SFDB, making the whole process inefficient.
Anonymous 2/11/2023 06:20 PM	Nothing, the whole thing was a complete power trip. These people should not have a say on what we do with our homes. This is completely an overstep.
Anonymous 2/12/2023 05:55 AM	That board members use their personal opinions to impact decisions affecting the others' properties.
Anonymous 2/12/2023 09:21 AM	Yes in any type of project is important to be prepared more giddiness in regards to the project will help.
Anonymous 2/12/2023 09:15 AM	Decision making process of the Board
Anonymous 2/13/2023 07:52 AM	Maybe a sample video of säa typical meeting. Ad a homeowner you can get scared of the expectations.
Anonymous 2/13/2023 11:51 AM	The fact that on larger lots they will still hold to the 85% FAR when it is not required.
Anonymous 2/13/2023 10:46 AM	no
Anonymous 2/13/2023 11:45 AM	Falling w/i Summerland Community Plan, needs clear distinction of the process and jurisdiction of the Summerland SBAR...clear disconnect between what is requested by Summerland SBAR and what citizens really care want..controlled by self-designated few
Anonymous 2/13/2023 11:52 AM	there focus of FAR for sites larger than 1/2 acre, we read it very differently than they interpret
Anonymous 2/13/2023 12:11 PM	I would have liked to know I was going to be held to a standard not followed by 90% of my neighborhood.
Anonymous 2/13/2023 12:39 PM	Clear direction on what is expected. Property owners should have relative fidelity with reasonable design and functional use of one

	owns' property.
Anonymous 2/13/2023 12:51 PM	That this board can unilaterally kill or change your project with little to no recourse.
Anonymous 2/13/2023 01:02 PM	They seem over concerned about glass railings and lantern effect.
Anonymous 2/13/2023 01:16 PM	Be more prepared to answer some of the Board Member's "personal" questions - ie; "how they FEEL about a project", some members assert their own opinions about the projects, not sticking to reviewing the project objectively on behalf of the city.
Anonymous 2/13/2023 01:19 PM	What the personal taste of each board member would be as they are very opinionated and, in general, really disliked our design as it wasn't Spanish Mediterraneann
Anonymous 2/13/2023 01:28 PM	How to avoid it.
Anonymous 2/13/2023 02:56 PM	I would like to have known that the board assumes authority over items such as the shade of off-white, roof materials, style of stone application to exterior siding, as well as the size of the home, even though we are on a 1/2 acre and under a 93% FAR.
Anonymous 2/13/2023 05:01 PM	How subjective things can be. It is frustrating to have guidelines be taken as maximums and board members make false, misinformed claims regarding what they think they can see when they walk by a property
Anonymous 2/13/2023 05:15 PM	They will make you change something and come back for further review, even if it's very minor. Just so they can make themselves relevant.
Anonymous 2/13/2023 06:16 PM	How long the entire process was going to take! Two years from application to permit. It was expensive and annoying!
Anonymous 2/13/2023 08:31 PM	As a homeowner, the process is so daunting that you often need to hire an architect/planner/agent to get through the process.

Anonymous 2/13/2023 10:32 PM	Rules of what they decline : materials they do not approve of etc
Anonymous 2/14/2023 09:25 AM	background of committee and staff
Anonymous 2/14/2023 01:22 PM	Nothing. They balanced well objectivity with their subjective views. Good people!
Anonymous 2/14/2023 05:10 PM	My architect and I put a ton of work into preparing the materials and process. City recommended to SFDB not to proceed b/c exceeded FAR and did not inform us. Also City planning coordinator was poorly trained. Took over a year of prep work wasted.
Anonymous 2/15/2023 06:58 AM	That building a home in santa barbara can take more than a year in planning before even breaking ground. The subjectivity and inconsistency of outcome at meetings is very frustrating, costly, and the end result is not improved a great deal in the process.
Anonymous 2/15/2023 02:02 PM	1 year approval/denial process by the California government.
Anonymous 2/15/2023 02:51 PM	If SFDB has requirements in addition to those in SB9 state law for lot split approvals.
Anonymous 2/15/2023 04:52 PM	Neighbor's comments. They get to see our drawings before hand, fairness dictates discovery of their comments; We become targets for neighbors to shoot down. Often the building elements we are presenting, are already present in neighboring context
Anonymous 2/15/2023 03:05 PM	A realistic time frame
Anonymous 2/15/2023 06:22 PM	I would like to get a hearing sooner. 30 day letter covers items that should be building. We have to spend 15K of our client's money just get a conceptual hearing, I don't mind more input if it is at the beginning and we don't just get staff full review.
Anonymous	Which member might be absent/present. The Hearings occurred too

2/15/2023 06:35 PM	infrequently and hold up a project schedule and cost a lot of money to prepare. This is impractical for most homeowners.
Anonymous 2/15/2023 08:35 PM	How impossible it is to have anything approved in a timely or cost efficient manner by the city.
Anonymous 2/16/2023 09:15 AM	You never know, sometimes it is very unpredictable.
Anonymous 2/16/2023 12:54 PM	That quality of the work performed and abiding by design guidelines is far less important than appeasing SFDB board member's individual biases and neighborhood protectionism
Anonymous 2/16/2023 03:19 PM	The issue is with the lack of training of the current board. I do not feel that they are qualified to make impactful design comments that affect the outcome of an individulas private property and their right to develop
Anonymous 2/16/2023 07:27 PM	Its impossible to know anything beforehand given the random criteria the board uses to approve projects. Metal roofs, plate heights, style are all at the whim of the board and impossible to foresee.
Anonymous 2/17/2023 03:23 PM	What connects had been submitted
Anonymous 2/18/2023 05:41 PM	The review process felt arbitrary, subject to the architectural whims of the attending board members (only 2 attended). We met all requirements specified in our first hearing. No guideline violations were mentioned. Waste of time and money!t
Anonymous 2/19/2023 08:48 AM	If the committee is allowed to use subjective personal opinions of a project, there will be no way to be completely prepared for a public review. It is unfair for the professionals involved who will be returning to the committee for future client projects
Anonymous 2/19/2023 09:54 AM	I was prepared
Anonymous 2/19/2023 10:29 AM	More clearly what requires a full board review and is simply a plan update.

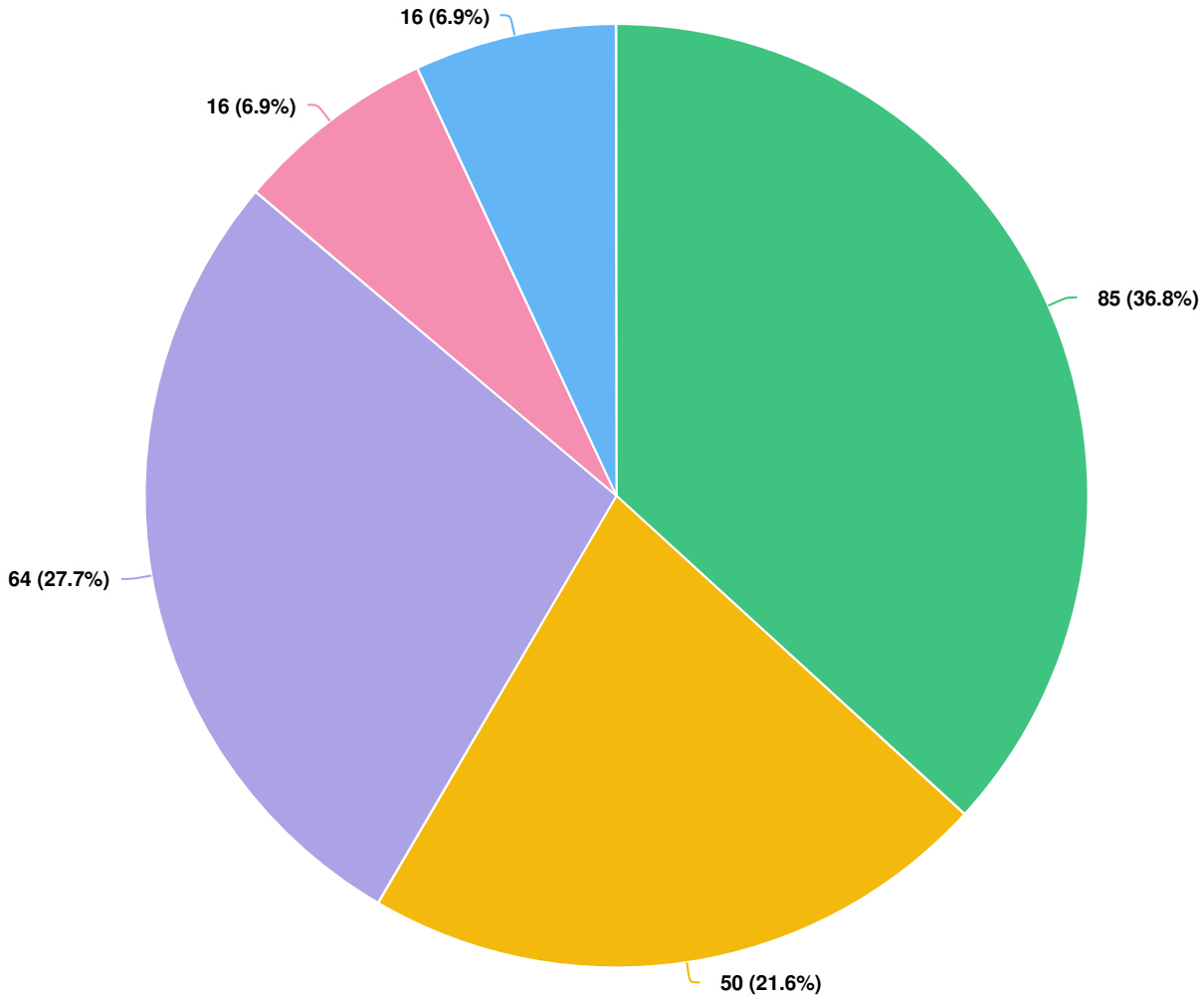
Anonymous 2/19/2023 12:55 PM	Zoning or other limitations for project site
Anonymous 2/19/2023 04:27 PM	the disposition and opinions of the board members, as SFDB is a very subjective process, not driven by any particular guidelines
Anonymous 2/20/2023 10:35 AM	Specific neighborhood design criteria the board is going to consider that is not written in anywhere. I have received comments like "this doesn't fit with the quirky 50's tract home style of the neighborhood" or "your dormers are not whimsical enough"
Anonymous 2/20/2023 09:36 AM	..
Anonymous 2/20/2023 10:35 AM	if we received neighbor's complaints/ concerns before the meeting. Also, time sensitive to the agenda schedule. Smaller and less controversial projects should get review first.
Anonymous 2/20/2023 11:27 AM	Often SFDB members have their own agendas - this should not be allowed. I've been told "I don't like modern architecture so I'm voting against your project." Ridiculous. Same goes for opinions of plate heights, roofing materials, etc...
Anonymous 2/20/2023 12:42 PM	nothing can prepare a design professional or property owner for a subjective review by numerous individuals. there is no continuity by nature. therefore, the process is intended to create purposeful obstruction to development.
Anonymous 2/20/2023 12:38 PM	Ideally board participants should not come with a predetermined agenda which h seemed apparent form our meeitings.
Anonymous 2/20/2023 02:31 PM	SFDB may be punitive, subjective, and gang up on applicants
Anonymous 2/20/2023 05:22 PM	If additional materials are requested knowing ahead of time to come to the hearing with those materials would be helpful to avoid delays.

Anonymous 2/20/2023 10:58 PM	We were prepared with our materials, but not prepared for the frustration of dealing with a board with so much authority yet no oversight. We can't believe that the city hasn't had legal consequences based on decisions made at the board level.
Anonymous 2/20/2023 08:35 PM	have citizens speaking positively about the project, otherwise the board only hears the negatives and feels compelled to act upon the negative comments
Anonymous 2/20/2023 09:02 PM	Our review was very unpleasant. Comments made by members were unprofessional and lack of knowledge of current design elements. I was embarrassed for our architect. Should have been a fun 1 hour review. Instead a 6 month nightmare.
Anonymous 2/20/2023 10:46 PM	Our packet was complete
Anonymous 2/21/2023 08:16 AM	i would love a FAQ regarding the motions and what they mean. Numerous times have i left with a motion that was not as easily understandable.
Anonymous 2/21/2023 01:04 PM	NA
Anonymous 2/21/2023 12:28 PM	See above; a more complete list of specific requirements by the design board
Anonymous 2/21/2023 01:39 PM	That the SFDB would be an objective body and wouldn't take the most conservative, limited view of architecture the neighborhood. That they would stick to the guidelines in the book and not try to manipulate them to their own provincial aesthetics.
Anonymous 2/21/2023 01:20 PM	The things that they wanted to see that is not on the checklist. OR simply not require additional work which is cost to the owner.
Anonymous 2/21/2023 02:22 PM	Neighborhood compatibility seems to be very ambiguous. The building and zoning codes are very clear .
Anonymous	I now put more detail into the material board and renderings to help

2/21/2023 02:26 PM	with my vision
Anonymous 2/21/2023 02:29 PM	What to expect at the hearing and the background of the members
Anonymous 2/21/2023 04:54 PM	It would have been good to know that the submittal checklist might not be sufficient.
Anonymous 2/21/2023 05:27 PM	That some of members of the design board aren't really architects
Anonymous 2/21/2023 07:10 PM	I would have liked to know that the board was so opposed to modern design or seemingly any design style outside of the local vernacular. It would have saved a lot of time and money.
Anonymous 2/23/2023 12:30 PM	I think we went before the SFDB in 2007 when they were established. I know we went to the PC.

Optional question (123 response(s), 314 skipped)
Question type: Single Line Question

Q14 **The feedback that I received during SFDB hearings significantly altered my overall project costs.**



Mandatory Question (230 response(s))
Question type: Radio Button Question

Q15 What were the specific design changes that significantly altered your overall project costs?

Anonymous 2/08/2023 07:14 PM	Significant revisions
Anonymous 2/09/2023 11:26 AM	Often the process is the thing that impacts the cost. Having to go through the PLN process multiple times is challenging for smaller projects, FAR Mods add costs, SFDB hearings add costs
Anonymous 2/09/2023 02:27 PM	requests to alter existing; rooflines, landscape and exterior materials
Anonymous 2/09/2023 02:21 PM	Being sent from SFDB to historical to back to SFDB, all with new plans required each time, then making changes they wanted only to be told at next meeting they didn't like the changes. And, it all took over two years, which cost a signifcant amount
Anonymous 2/09/2023 02:40 PM	Windows? doors and Landscaping.
Anonymous 2/09/2023 02:22 PM	time, time time for the permit.
Anonymous 2/09/2023 02:31 PM	To disagree with their views means project delays. To comply requires redesign in many instances. On our project - going before the Review Board three times was very costly and took too much time.
Anonymous 2/09/2023 02:46 PM	customization of design costs homeowners lots of money to an already expensive industry. homeowners find it difficult to select off-the-shelf or pre-fab materials, because the SFDB demands overly custom features
Anonymous 2/09/2023 02:45 PM	Timing and changes to original design including foundations, site walls and drainage.
Anonymous 2/09/2023 02:53 PM	Having to redo plans- adding things like landscaping and paying someone to draw those.

Anonymous 2/09/2023 03:07 PM	1) letters from neighbors 2) tree/ arborist reports 3) exterior lighting studies 4) Drone photos 5) Requested a geologist to attend 6) Indian report 7) Multiple Letters from Montecito Trails Foundation
Anonymous 2/10/2023 10:33 AM	As a landscape architect, the changes given to the architect can significantly change the landscape. Though the landscape is rarely addressed to the same level of detail as the architecture.
Anonymous 2/09/2023 02:59 PM	Red tag process. Lack of communication by [redacted] and [redacted]
Anonymous 2/09/2023 03:02 PM	A/C and roof line.
Anonymous 2/09/2023 03:11 PM	Flood zone elevations changes, historic review, Mbar review opinions
Anonymous 2/09/2023 03:07 PM	More costly materials - ie: stone walls
Anonymous 2/09/2023 03:23 PM	The design was made significantly more complicated resulting in a substantial increase in cost.
Anonymous 2/09/2023 03:25 PM	Deck railing
Anonymous 2/09/2023 03:26 PM	Requiring a change in architectural style.
Anonymous 2/09/2023 03:29 PM	No design changes, but additional trips to jobsite that could have been handled a lot earlier in process if every one was on same page of what was needed in the beginning.
Anonymous 2/09/2023 03:42 PM	It's more about the project value. If plate heights are reduced, rooms elminated, roof decks eliminated, etc. then these thinsg can render a project ffinancially infeasible, or at least wrecked appilcant expecations for their dream home.

Anonymous 2/09/2023 03:45 PM	No design changes were required. Only a 6 week delay, added design fees to produce the colored elevations, and the cost of another trip down from SF to support our application.
Anonymous 2/09/2023 03:40 PM	Height, architectural design
Anonymous 2/09/2023 04:41 PM	Inconsistent comments regarding size/bulk/scale from one hearing to the next effect overall sentiment and fuel neighbors dislike for a project.
Anonymous 2/09/2023 04:19 PM	The additional time / stress were the biggest costs. Landscaping and materials requests. Ambiguity in the design process of what will be approved significantly impacts any property improvements
Anonymous 2/09/2023 05:56 PM	redesign to reduce mass, bulk, scale and additional detailing
Anonymous 2/09/2023 06:00 PM	subjective architectural style demands
Anonymous 2/09/2023 07:01 PM	Projects have been killed off by the sheer expense and complexity, aided by the adversarial nature of the process.
Anonymous 2/09/2023 08:46 PM	They made the project significantly more expensive
Anonymous 2/09/2023 10:10 PM	2nd floor offset from 1st costly in seismic country.
Anonymous 2/09/2023 10:15 PM	Redesign the project is a high cost and taking in consideration is what the owner wants, no what the neighbors want or the city officials think is right
Anonymous 2/09/2023 10:34 PM	Ceiling Height, Landscape, Material, the list goes on
Anonymous 2/09/2023 10:58 PM	Architect was POC - multiple iterations

Anonymous 2/10/2023 03:42 AM	House is within inches of setback (and has been for 98 years? But I was not allowed to alter the front for more curb appeal and to give architectural style. Historical does not mean it was built properly or with historical details.
Anonymous 2/10/2023 04:36 AM	Architectural time spent, and cost in rents from extending time frames.
Anonymous 2/10/2023 08:09 AM	Request to break up larger windows.
Anonymous 2/10/2023 08:09 AM	minutiae
Anonymous 2/10/2023 09:23 AM	Making me return for further review w/ no useful input. Just had a project approved after two years of review . Made no changes to the design in the entire two years. Board said design had to be "Spanish /didn't "like" metal roof. Not in design district.
Anonymous 2/10/2023 09:51 AM	It was the added time and additional studies that cost my clients, the designs remained mostly unchanged from first submittal. Only YEARS of billable hours were lost to defending them.
Anonymous 2/10/2023 09:49 AM	storm water design and alterations after design review altered the plans
Anonymous 2/10/2023 09:52 AM	Requirement of a specific sandstone
Anonymous 2/10/2023 09:57 AM	Fence requirements, material requirements.
Anonymous 2/10/2023 10:18 AM	Window/Door Type, Style, Function
Anonymous 2/10/2023 01:16 PM	City requiremnts "not like" vinal windows that as commonly available adding cost and lead timeble everything needs to be special order that increase cost of the project and l.

Anonymous 2/10/2023 02:37 PM	Too many architectural changes - move a door, make windows smaller, lower ceiling heights...etc
Anonymous 2/10/2023 03:06 PM	SFDB delayed the project by 6 months leading to an increase in material costs. Further it resulted in addition noticing and architectural fees as well as a threat of litigation.
Anonymous 2/10/2023 03:38 PM	Very strict on energy calculations which made our project much more expensive
Anonymous 2/10/2023 06:29 PM	Changing my roof design twice first dictating flat from pitched then back to pitched having forgotten they are the ones who made me change it to flat.
Anonymous 2/10/2023 06:43 PM	Having to do the design review and the cost of having to complete the required materials.
Anonymous 2/10/2023 08:13 PM	Small changes to the house’s outside shape and small changes to the deck design which triggered cascades of changes to other elements, including floor plans, driveway, etc. There were significant impacts on overall project value and scheduling.
Anonymous 2/11/2023 11:39 AM	redesign fees (architecture & engineering design costs), increased costs for materials
Anonymous 2/11/2023 06:20 PM	Changing window shapes, exterior facade panelling, rejection of new doorway/entryway, basically minutia that cost me more money with the draftswoman and having to go back and make "corrections." This also stalled the project.
Anonymous 2/12/2023 09:21 AM	When new colors , type materials and styles are been match to existing building there is no need to add more work of input from Board
Anonymous 2/12/2023 09:15 AM	Delay.
Anonymous 2/13/2023 10:59 AM	See previous answers

Anonymous 2/13/2023 11:45 AM	Need to go back for insignificant color change and within allowance landscape plans
Anonymous 2/13/2023 12:39 PM	Demand for less glazing. Personal design suggestions.
Anonymous 2/13/2023 12:51 PM	Complete redesign of the roofline, exterior materials, window layout
Anonymous 2/13/2023 01:16 PM	Multiple reviews added costs to paying the architect more fees for the additional reviews.
Anonymous 2/13/2023 01:19 PM	Complete redesign of the exterior of the home, including changing the direction of the roof pitch. Feedback from SFDB was too convoluted and contradictory to see a clear path forward in improving our existing design. So we felt compelled to change it.
Anonymous 2/13/2023 01:28 PM	We had to redraw the plan, pay more for the money we borrowed for the project. The guidelines changed every time were submitted - it was just horrible.
Anonymous 2/13/2023 04:26 PM	Our project was approved around 2020 and I honestly don't remember these details.
Anonymous 2/13/2023 05:01 PM	overreaching comments and inconsistent illogical comments during review extended the project timeline and add unnecessary additional landscaping to screen a house that already was not visible from the street.
Anonymous 2/13/2023 05:15 PM	Requiring specific materials to be used. Over landscaping the projects for unnecessary screening.
Anonymous 2/13/2023 06:16 PM	Additional perspective drawings, additional (new) requirements like water runoff
Anonymous 2/13/2023 08:31 PM	Meaningless fees to the coastal commission and city

Anonymous 2/13/2023 10:32 PM	I had to pay to hear them arguing over their opinions
Anonymous 2/14/2023 09:25 AM	change for change sake
Anonymous 2/14/2023 05:10 PM	Irrigation drawing, backflow valve spec, controller spec, color of fascia boards and stucco, permeable driveway, perspective drawings, renderings, drainage detail, exterior lighting, etc. that required multiple rounds of iterations on drawings
Anonymous 2/15/2023 06:58 AM	Requirement of additional renderings not required by current code, subjective comments made my board members about how they feel about the home's design (not following code), requiring additional costly engineering reporting above and beyond current code
Anonymous 2/15/2023 12:48 PM	Cost to redesign (architect fees)
Anonymous 2/15/2023 02:51 PM	i was told that my lot could not be split even though it meets all SB9 state law requirements.
Anonymous 2/15/2023 04:52 PM	Redoing design layouts so that they limit views into neighboring lots. We don't live in such a beautiful area to look into neighbors lots, but to see the vistas beyond. The board gets caught trying to appease neighbors too much. Glass handrails.....
Anonymous 2/15/2023 06:22 PM	Door and window material.
Anonymous 2/15/2023 08:35 PM	Updated building codes, unrealistic setback standards
Anonymous 2/16/2023 12:54 PM	Would prefer not to mention to maintain anonymity
Anonymous 2/16/2023 07:27 PM	Window types, unnecessary detailing, complex roof structures, siding material

Anonymous 2/17/2023 03:23 PM	Had to redo entire 2nd floor
Anonymous 2/18/2023 05:41 PM	In the end, no improvements were approved. We could have simply reconstructed what we already had without review (repair and replace).
Anonymous 2/19/2023 10:10 AM	Project 1: Altering the front plate of the house was the most significant change -- this entailed adding a wide/deep front porch. Project 2 (replacing knob & tube electrical in rental property) - review process didn't require 2 grounds but inspector did
Anonymous 2/19/2023 10:29 AM	Unrealistic (3x) amount of additional oak trees required to mitigate lost trees. 400sq ft permeable patio next to foundation when site is engineered to shed water to nearby swale that returns to ground water
Anonymous 2/19/2023 04:27 PM	change of architectural style from contemporary to a historic style more closely matching the primary residence
Anonymous 2/20/2023 10:35 AM	Adjusting plans to address SFDB personal design issues, reducing FAR that have no real design implications, additional landscape plan requirements and a project that went toSFDB, had a hearing, got sent to HLC and then back to SFDB
Anonymous 2/20/2023 09:36 AM	almost everything mentioned. Has a design review ever lowered the cost permits or construction?
Anonymous 2/20/2023 10:35 AM	Grading, size of the project
Anonymous 2/20/2023 11:27 AM	Forcing material changes due to SDFB member preference. Homes should not match their neighbors - SDFB promotes homogeneity and in some cases creates neighborhoods will little interest and diversity.
Anonymous 2/20/2023 12:42 PM	the design review process costs money. receiving comments that cause additional design work costs money. property owners like to know a project's projected costs. people like predictability. design review by individuals can never be predictable.

Anonymous 2/20/2023 02:04 PM	Hiring a geologist to make sure the extra weight of the solar panels was not going to make the cliff fall!
Anonymous 2/20/2023 05:22 PM	n/a
Anonymous 2/20/2023 10:58 PM	Opinions for FAR on past and present boards are inconsistent and difficult to design to - especially on small lots. Most of our project costs were in an effort to comply with the board's opinion on FAR.
Anonymous 2/20/2023 05:51 PM	Time
Anonymous 2/20/2023 08:35 PM	all suggested design changes resulted in approval delay. All suggested costs included various professional fees and increases associated with inflation
Anonymous 2/20/2023 09:02 PM	Delays. Changes to windows, stone, fencing. We had to spend significant time going over the plans again and again.
Anonymous 2/21/2023 08:16 AM	primarily soft costs associated with additional design delays and City processing time
Anonymous 2/21/2023 01:04 PM	Having to redesign a project because it does not match the style of the surrounding area means that a project must altered and adds time has to be spent fixing the look of a project.
Anonymous 2/21/2023 12:28 PM	The addition of requirements that were not known prior to the presentation
Anonymous 2/21/2023 01:39 PM	More drawings and renderings and light studies and time! In the two years since we started dealing with SFDB, building costs have gone up fifty percent! By the time we are done, our building, will be larger and fit the neighborhood less than the original.
Anonymous 2/21/2023 01:20 PM	Additional consulting fees. Added site elements.

Anonymous 2/21/2023 02:22 PM	I was told a 3 story structure with a deck or viewing area was excepted but no habitable living area on the 3 elevation. Why it's clear the elevation and architecture was not of concern.
Anonymous 2/21/2023 04:54 PM	Design style changes, redesign of the homes from two story to one story,
Anonymous 2/21/2023 05:27 PM	engineering pages - arborist study - extra time with architectural details.
Anonymous 2/22/2023 05:42 AM	The lack of approval in the initial phase of metal roof requests delayed work and just created more fees the homeowner had to pay for permit costs.
Anonymous 2/22/2023 12:36 PM	Any request that makes the project more complex. Also asking us to "study" other ideas and options without regard for how complex or time consuming that would be.

Optional question (103 response(s), 334 skipped)
Question type: Single Line Question

Q16 Approximately how much in dollars did your overall project costs change?

Anonymous 2/08/2023 07:14 PM	100K
Anonymous 2/09/2023 11:26 AM	$50,000 - $80,000
Anonymous 2/09/2023 02:27 PM	the requests had the potential to add $100k to a relatively small addition and remodel project
Anonymous 2/09/2023 02:21 PM	Over $150,000
Anonymous 2/09/2023 02:40 PM	$50,000

Anonymous 2/09/2023 02:22 PM	$30,000
Anonymous 2/09/2023 02:31 PM	250,000
Anonymous 2/09/2023 02:46 PM	$10,000-$100,000
Anonymous 2/09/2023 02:45 PM	Unknown, but over $50K.
Anonymous 2/09/2023 02:53 PM	Thousands
Anonymous 2/09/2023 03:07 PM	1.5 million
Anonymous 2/09/2023 03:02 PM	$100000
Anonymous 2/10/2023 10:33 AM	DESIGN FEES: these increase due to requests of the board for elevations/sections of the street/site. CONSTRUCTION BUDGET: the changes to the arch mean that the client has run out of budget by the time they get to the landscape.
Anonymous 2/09/2023 02:59 PM	$200K
Anonymous 2/09/2023 03:02 PM	$50,000
Anonymous 2/09/2023 03:11 PM	50,000$ to several 100,000's in changes. Mostly in design cost for revision and many projects don't happen.
Anonymous 2/09/2023 03:07 PM	50,000
Anonymous 2/09/2023 03:23 PM	By nearly a million dollars.

Anonymous 2/09/2023 03:25 PM	10k
Anonymous 2/09/2023 03:26 PM	Thousands of dollars in redesign costs.
Anonymous 2/09/2023 03:29 PM	About $1000 in extra trips to job site and City to verify information wanted/supplied was sufficient.
Anonymous 2/09/2023 03:42 PM	Just on landsacpe and grading alone, easily $25K.
Anonymous 2/09/2023 03:45 PM	Unknown
Anonymous 2/09/2023 03:40 PM	Unknown
Anonymous 2/09/2023 04:41 PM	Depends on how long SFDB delays the project. On recent average, construction costs escalate at around 9% per year. Plus the additional soft costs design team fees necessary for all the additional hearings.
Anonymous 2/09/2023 04:19 PM	35,000-65,000
Anonymous 2/09/2023 05:11 PM	Hundreds of thousands
Anonymous 2/09/2023 05:17 PM	$10,000
Anonymous 2/09/2023 05:56 PM	15% - 20%
Anonymous 2/09/2023 06:00 PM	10% to 20% cost overages
Anonymous 2/09/2023 07:01 PM	I have watched "the process" (in the last 10 years) kill off 1/3 of my TOTAL PROJECTS which were good basic improvements to existing buildings. The "process" is overly complex and expensive, it is systematically killing off my practice.

Anonymous 2/09/2023 08:46 PM	15000
Anonymous 2/09/2023 10:10 PM	$80,000 +
Anonymous 2/09/2023 10:15 PM	25,000
Anonymous 2/09/2023 10:34 PM	$25,000 - $195,000 (Not accounting for lost time and future value)
Anonymous 2/09/2023 10:58 PM	5,000+
Anonymous 2/10/2023 03:42 AM	$100,000 at least
Anonymous 2/10/2023 04:36 AM	$20,000
Anonymous 2/10/2023 08:09 AM	40,000
Anonymous 2/10/2023 08:09 AM	$100,000 plus totally wasted time and money for busybodies
Anonymous 2/10/2023 09:23 AM	The he delay cost the client about $50,000 just in fees having to do extensive studies to prove compatibility, something they knew was compatible based on a simple drive-by. 2 years cost unknown costs in terms of delayed start.
Anonymous 2/10/2023 09:51 AM	A lot. Also, the stress (distress rather) that my clients have suffered cannot be valued in dollars and cents.
Anonymous 2/10/2023 09:49 AM	$60,000
Anonymous	not sure yet

2/10/2023 09:52 AM	
Anonymous 2/10/2023 09:57 AM	$100,000
Anonymous 2/10/2023 10:18 AM	300-1000
Anonymous 2/10/2023 10:57 AM	50,0000
Anonymous 2/10/2023 11:23 AM	$50000
Anonymous 2/10/2023 01:16 PM	25,000
Anonymous 2/10/2023 02:37 PM	$30k in architects fees, extending the process so I missed the good timing to refi, was not thrilled with my final project due to the constant compromises that the SFDB demanded
Anonymous 2/10/2023 03:06 PM	$30,000-50,000
Anonymous 2/10/2023 03:38 PM	350,000
Anonymous 2/10/2023 06:29 PM	$1,000,000+
Anonymous 2/10/2023 06:43 PM	$200
Anonymous 2/10/2023 08:13 PM	$25000
Anonymous 2/11/2023 11:39 AM	unknown
Anonymous 2/11/2023 06:20 PM	$5k

Anonymous 2/12/2023 09:21 AM	5 to 10 thousand
Anonymous 2/12/2023 09:15 AM	$20,000
Anonymous 2/13/2023 10:59 AM	Unknown as yet
Anonymous 2/13/2023 11:45 AM	2M+
Anonymous 2/13/2023 12:39 PM	$35,000
Anonymous 2/13/2023 12:51 PM	$20,000
Anonymous 2/13/2023 01:16 PM	not available
Anonymous 2/13/2023 01:19 PM	$40,000
Anonymous 2/13/2023 01:28 PM	$100,000
Anonymous 2/13/2023 04:26 PM	I would estimate that the delays associated with processing our building permit added $50-100k in additional costs for a simple home addition.
Anonymous 2/13/2023 05:01 PM	$100,000 in landscaping and additional invoices.
Anonymous 2/13/2023 05:15 PM	Depends on the project, but anywhere from 10%-20%
Anonymous 2/13/2023 06:16 PM	Whole project cost $10,000 which is ridiculous

Anonymous 2/13/2023 10:32 PM	20k… repay engineer and architect on a simple design tgat none of my neighbors fought
Anonymous 2/14/2023 09:25 AM	Too much
Anonymous 2/14/2023 05:10 PM	$35,000
Anonymous 2/15/2023 06:58 AM	$50-100k
Anonymous 2/15/2023 02:51 PM	$1.0 to $1.50 Million
Anonymous 2/15/2023 04:52 PM	On average, maybe $10k in design fees. Hard to estimate general construction cost changes from these experiences
Anonymous 2/15/2023 08:35 PM	I've had to pay over $100,000 in personal costs unassociated with actual building or modifications of my projects JUST to get to the point for the city to then deny my projects.
Anonymous 2/16/2023 12:54 PM	>$150k
Anonymous 2/16/2023 07:27 PM	15-20%
Anonymous 2/17/2023 03:23 PM	10k
Anonymous 2/18/2023 05:41 PM	Additional architect and structural engineering time. Probably several thousand dollars plus about 6 month delays in the project.
Anonymous 2/19/2023 10:10 AM	Project 1: I don't remember the $$, but required updating design + another structural engineering review/update. (I will state that this did enhance the outside looks of the house.) Project 2: Cost time & materials for union electrician to implement.

Anonymous 2/19/2023 10:29 AM	Trees cost, $4000 in architect and review costs already to date, $2500-$10k to come. Permeable paver patio, additional $5k quoted.
Anonymous 2/19/2023 04:27 PM	the project was ended by the owner, out of frustration - no dollar value can be assigned to not pursuing the project they had in mind
Anonymous 2/20/2023 10:35 AM	on average costs of 15-30k in design fees and 30 to 50k + in carrying costs for owners
Anonymous 2/20/2023 09:36 AM	$20,000
Anonymous 2/20/2023 10:35 AM	Hard to say
Anonymous 2/20/2023 11:27 AM	n/a
Anonymous 2/20/2023 12:42 PM	from negligible to substantial. material costs, construction costs, architectural fees, engineering and consulting fees are all impacted.
Anonymous 2/20/2023 02:04 PM	$15,000
Anonymous 2/20/2023 05:22 PM	n/a
Anonymous 2/20/2023 10:58 PM	10,000.00
Anonymous 2/20/2023 05:51 PM	10k
Anonymous 2/20/2023 08:35 PM	$1.0-1.5 million.
Anonymous 2/20/2023 09:02 PM	Delays have cost $50,000 so far. Don't know yet what the costs for the changes mandated will run.

Anonymous 2/21/2023 08:16 AM	unknown, but upwards of $100,000
Anonymous 2/21/2023 01:04 PM	5,000
Anonymous 2/21/2023 12:28 PM	N/A
Anonymous 2/21/2023 01:39 PM	$750,000
Anonymous 2/21/2023 01:20 PM	$100,000
Anonymous 2/21/2023 02:22 PM	150k-200k
Anonymous 2/21/2023 04:54 PM	Most of the unexpected cost increases were design costs. Some increases were construction related.
Anonymous 2/21/2023 05:27 PM	$125,000
Anonymous 2/22/2023 05:42 AM	In the low thousands, however, it should not have been a necessity to increase the costs at all.

Optional question (104 response(s), 333 skipped)
Question type: Single Line Question

Q17 Approximately how long (in months) did it take your most recent project to receive SFDB Project Design Approval from initial submittal to Project Design Approval? Answer has to be a number, e.g. 1, 6, 12

ekokinda 2/07/2023 12:01 PM	6
Anonymous 2/08/2023 05:18 PM	2

Anonymous 2/08/2023 05:38 PM	3
Anonymous 2/08/2023 07:14 PM	4
Anonymous 2/09/2023 04:39 AM	1
Anonymous 2/09/2023 09:42 AM	12
Anonymous 2/09/2023 11:26 AM	8
Anonymous 2/09/2023 02:05 PM	2
Anonymous 2/09/2023 02:27 PM	9
Anonymous 2/09/2023 02:21 PM	24
Anonymous 2/09/2023 02:40 PM	24
Anonymous 2/09/2023 02:22 PM	12
Anonymous 2/09/2023 02:31 PM	24
Anonymous 2/09/2023 02:46 PM	9
Anonymous 2/09/2023 02:45 PM	10
Anonymous 2/09/2023 02:46 PM	3

Anonymous 2/09/2023 02:53 PM	36
Anonymous 2/09/2023 03:07 PM	25
Anonymous 2/09/2023 03:02 PM	0
Anonymous 2/10/2023 10:33 AM	6
Anonymous 2/09/2023 02:59 PM	6
Anonymous 2/09/2023 03:04 PM	6
Anonymous 2/09/2023 03:02 PM	10
Anonymous 2/09/2023 03:11 PM	0
Anonymous 2/09/2023 03:07 PM	5
Anonymous 2/09/2023 03:09 PM	6
Anonymous 2/09/2023 03:23 PM	10
Anonymous 2/09/2023 03:25 PM	15
Anonymous 2/09/2023 03:37 PM	3
Anonymous 2/09/2023 03:20 PM	7

Anonymous 2/09/2023 03:26 PM	10
Anonymous 2/09/2023 03:29 PM	1
Anonymous 2/09/2023 03:33 PM	5
Anonymous 2/09/2023 03:32 PM	3
Anonymous 2/09/2023 03:42 PM	12
Anonymous 2/09/2023 03:40 PM	24
Anonymous 2/09/2023 03:38 PM	3
Anonymous 2/09/2023 03:45 PM	3
Anonymous 2/09/2023 03:40 PM	18
Anonymous 2/09/2023 03:42 PM	12
Anonymous 2/09/2023 03:39 PM	12
Anonymous 2/09/2023 04:41 PM	3
Anonymous 2/09/2023 04:19 PM	8
Anonymous	6

2/09/2023 04:05 PM

Anonymous 2/09/2023 04:05 PM	2
Anonymous 2/09/2023 05:10 PM	8
Anonymous 2/09/2023 05:11 PM	8
Anonymous 2/09/2023 05:17 PM	2
Anonymous 2/09/2023 05:56 PM	12
Anonymous 2/09/2023 06:00 PM	6
Anonymous 2/09/2023 07:01 PM	6
Anonymous 2/09/2023 07:14 PM	6
Anonymous 2/09/2023 07:18 PM	3
Anonymous 2/09/2023 07:21 PM	12
Anonymous 2/09/2023 08:46 PM	0
Anonymous 2/09/2023 09:51 PM	8
Anonymous 2/09/2023 10:10 PM	0

Anonymous 2/09/2023 10:15 PM	24
Anonymous 2/09/2023 10:19 PM	3
Anonymous 2/09/2023 10:34 PM	4
Anonymous 2/09/2023 10:55 PM	6
Anonymous 2/09/2023 10:58 PM	6
Anonymous 2/10/2023 03:42 AM	0
Anonymous 2/10/2023 04:36 AM	4
Anonymous 2/10/2023 05:58 AM	3
Anonymous 2/10/2023 07:31 AM	12
Anonymous 2/10/2023 07:38 AM	2
Anonymous 2/10/2023 07:45 AM	5
Anonymous 2/10/2023 08:09 AM	2
Anonymous 2/10/2023 07:59 AM	6
Anonymous 2/10/2023 08:09 AM	8

Anonymous 2/10/2023 08:18 AM	1
Anonymous 2/10/2023 08:42 AM	2
Anonymous 2/10/2023 08:55 AM	0
Anonymous 2/10/2023 09:23 AM	24
Anonymous 2/10/2023 09:17 AM	3
Anonymous 2/10/2023 09:34 AM	9
Anonymous 2/10/2023 09:51 AM	25
Anonymous 2/10/2023 09:49 AM	0
Anonymous 2/10/2023 09:52 AM	0
Anonymous 2/10/2023 09:57 AM	9
Anonymous 2/10/2023 10:21 AM	3
Anonymous 2/10/2023 10:18 AM	6
Anonymous 2/10/2023 10:20 AM	2
Anonymous 2/10/2023 10:29 AM	2

Anonymous 2/10/2023 10:57 AM	10
Anonymous 2/10/2023 11:23 AM	6
Anonymous 2/10/2023 11:57 AM	0
Anonymous 2/10/2023 12:50 PM	1
Anonymous 2/10/2023 01:16 PM	3
Anonymous 2/10/2023 01:50 PM	10
Anonymous 2/10/2023 02:37 PM	8
Anonymous 2/10/2023 03:06 PM	6
Anonymous 2/10/2023 03:09 PM	1
Anonymous 2/10/2023 03:38 PM	6
Anonymous 2/10/2023 03:43 PM	3
Anonymous 2/10/2023 05:17 PM	12
Anonymous 2/10/2023 06:29 PM	3
Anonymous	6

2/10/2023 07:48 PM	
Anonymous 2/10/2023 06:43 PM	2
Anonymous 2/10/2023 08:13 PM	1
Anonymous 2/11/2023 09:32 AM	8
Anonymous 2/11/2023 10:47 AM	6
Anonymous 2/11/2023 11:39 AM	24
Anonymous 2/11/2023 03:18 PM	8
Anonymous 2/11/2023 06:20 PM	8
Anonymous 2/12/2023 05:55 AM	12
Anonymous 2/12/2023 08:15 AM	2
Anonymous 2/12/2023 09:21 AM	3
Anonymous 2/12/2023 09:15 AM	7
Anonymous 2/12/2023 10:54 PM	1
Anonymous 2/13/2023 07:52 AM	1

Anonymous 2/13/2023 11:51 AM	6
Anonymous 2/13/2023 10:00 AM	18
Anonymous 2/13/2023 10:46 AM	3
Anonymous 2/13/2023 10:59 AM	0
Anonymous 2/13/2023 11:45 AM	0
Anonymous 2/13/2023 11:52 AM	6
Anonymous 2/13/2023 12:11 PM	24
Anonymous 2/13/2023 12:39 PM	12
Anonymous 2/13/2023 12:51 PM	14
Anonymous 2/13/2023 01:16 PM	0
Anonymous 2/13/2023 01:19 PM	20
Anonymous 2/13/2023 01:28 PM	16
Anonymous 2/13/2023 02:56 PM	12
Anonymous 2/13/2023 04:26 PM	3

Anonymous 2/13/2023 05:01 PM	12
Anonymous 2/13/2023 05:15 PM	21
Anonymous 2/13/2023 06:16 PM	24
Anonymous 2/13/2023 08:31 PM	18
Anonymous 2/13/2023 10:32 PM	8
Anonymous 2/14/2023 08:54 AM	6
Anonymous 2/14/2023 09:25 AM	3
Anonymous 2/14/2023 10:29 AM	6
Anonymous 2/14/2023 01:22 PM	1.5
Anonymous 2/14/2023 02:39 PM	12
Anonymous 2/14/2023 02:38 PM	8
Anonymous 2/14/2023 02:39 PM	0
Anonymous 2/14/2023 02:54 PM	8
Anonymous 2/14/2023 03:06 PM	10

Anonymous 2/14/2023 03:48 PM	7.5
Anonymous 2/14/2023 03:46 PM	8
Anonymous 2/14/2023 05:10 PM	36
Anonymous 2/14/2023 05:01 PM	6
Anonymous 2/15/2023 06:39 AM	0
Anonymous 2/15/2023 06:58 AM	18
Anonymous 2/15/2023 09:44 AM	12
Anonymous 2/15/2023 10:38 AM	6
Anonymous 2/15/2023 12:48 PM	0
Anonymous 2/15/2023 02:02 PM	2
Anonymous 2/15/2023 04:52 PM	12
Anonymous 2/15/2023 06:22 PM	0
Anonymous 2/15/2023 06:35 PM	9
Anonymous	18

2/15/2023 07:34 PM	
Anonymous 2/15/2023 08:35 PM	18
Anonymous 2/16/2023 08:02 AM	12
Anonymous 2/16/2023 09:15 AM	2
Anonymous 2/16/2023 10:23 AM	0
Anonymous 2/16/2023 12:54 PM	12
Anonymous 2/16/2023 03:19 PM	6
Anonymous 2/16/2023 07:27 PM	8
Anonymous 2/17/2023 03:23 PM	0
Anonymous 2/18/2023 05:41 PM	6
Anonymous 2/19/2023 08:48 AM	6
Anonymous 2/19/2023 10:10 AM	2
Anonymous 2/19/2023 09:54 AM	1
Anonymous 2/19/2023 10:29 AM	24

Anonymous 2/19/2023 12:55 PM	6
Anonymous 2/19/2023 04:02 PM	12
Anonymous 2/19/2023 04:27 PM	8
Anonymous 2/20/2023 10:35 AM	9
Anonymous 2/20/2023 09:36 AM	6
Anonymous 2/20/2023 10:35 AM	3
Anonymous 2/20/2023 11:27 AM	8.5
Anonymous 2/20/2023 12:26 PM	0
Anonymous 2/20/2023 12:42 PM	0
Anonymous 2/20/2023 12:38 PM	6
Anonymous 2/20/2023 02:07 PM	6
Anonymous 2/20/2023 02:04 PM	12
Anonymous 2/20/2023 02:31 PM	4
Anonymous 2/20/2023 04:03 PM	6

Anonymous 2/20/2023 05:22 PM	18
Anonymous 2/20/2023 10:58 PM	9
Anonymous 2/20/2023 05:51 PM	2
Anonymous 2/20/2023 08:35 PM	18
Anonymous 2/20/2023 09:02 PM	9
Anonymous 2/20/2023 10:46 PM	6
Anonymous 2/21/2023 08:16 AM	9
Anonymous 2/21/2023 09:08 AM	18
Anonymous 2/21/2023 01:04 PM	12
Anonymous 2/21/2023 11:05 AM	1
Anonymous 2/21/2023 12:00 PM	16
Anonymous 2/21/2023 11:46 AM	7
Anonymous 2/21/2023 12:28 PM	6
Anonymous 2/21/2023 01:39 PM	24

Anonymous 2/21/2023 01:20 PM	3
Anonymous 2/21/2023 02:22 PM	24
Anonymous 2/21/2023 02:04 PM	4
Anonymous 2/21/2023 02:26 PM	6
Anonymous 2/21/2023 02:29 PM	3
Anonymous 2/21/2023 04:54 PM	24
Anonymous 2/21/2023 05:27 PM	18
Anonymous 2/21/2023 07:10 PM	0
Anonymous 2/21/2023 10:39 PM	6
Anonymous 2/22/2023 05:42 AM	5
Anonymous 2/22/2023 04:26 PM	0
Anonymous 2/22/2023 09:45 AM	4
Anonymous 2/22/2023 11:19 AM	6
Anonymous	6

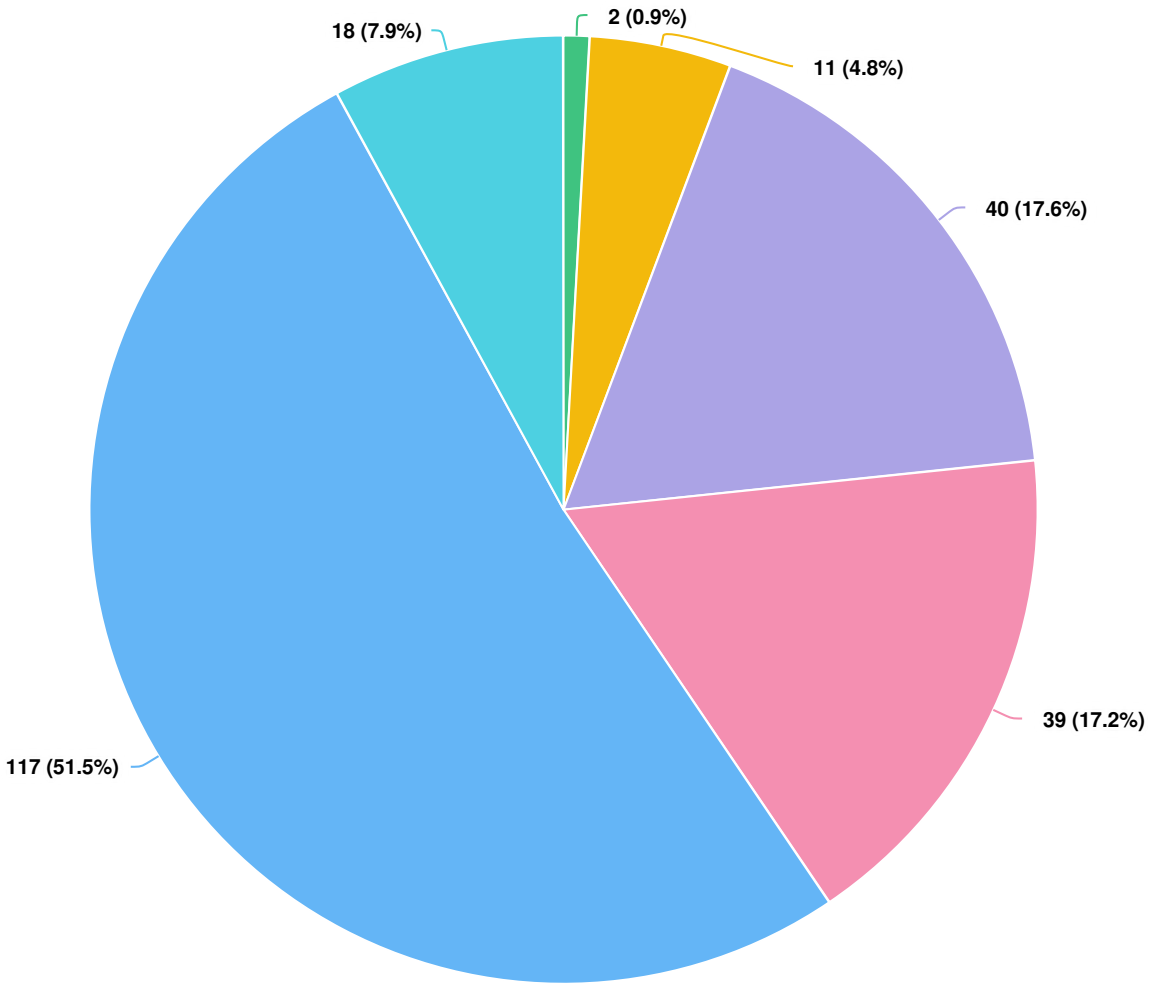
2/22/2023 10:57 AM

Anonymous 6

2/22/2023 12:36 PM

Optional question (209 response(s), 228 skipped)
Question type: Number Question

Q18 Overall, did the Project Design Approval timeframe meet your expectations?



Question options

- Much faster than expected
- A little faster than expected
- About what I expected
- A little slower than expected
- Much slower than expected
- My project has not yet received Project Design Approval

Optional question (226 response(s), 211 skipped)
Question type: Radio Button Question

Q19 What factors do you believe affected the timeline to receive SFDB Project Design Approval?

Anonymous 2/08/2023 05:18 PM	Staff review
Anonymous 2/08/2023 05:38 PM	This was a unique case as I took over from another architect, so it's hard to put a useful number on how long it took
Anonymous 2/08/2023 07:14 PM	Case load - too many projects require revoew
Anonymous 2/09/2023 04:39 AM	figuring out how to explain why board member quirks do not apply to project at hand
Anonymous 2/09/2023 09:42 AM	For my most recent project, it had gone to SFDB, then was redesigned, so SFDB was looking at a somewhat different project at their second review. However, in order to achieve a very timely Final Approval, we worked closely with SFDB staff & staff planner
Anonymous 2/09/2023 11:26 AM	THE PLN PROCESS!!! SFDB Process is slow enough, but the PLN process add 4-6 months for every project.
Anonymous 2/09/2023 02:05 PM	over reaching requirements and not enough staff
Anonymous 2/09/2023 02:27 PM	The board generally has a negative outlook on any project, they should be there to assist the public and approach projects in a lets see how we can get this done manner. Instead they look for ways to complicate and slow down approvals
Anonymous 2/09/2023 02:21 PM	The City's incompetence and complete lack of understanding of budget of a single family homeowner just trying to make their house nicer and safer. Not everyone has a million dollars to fix their house.
Anonymous 2/09/2023 02:40 PM	Condo project and adjacent to proposed historical district
Anonymous	neighbors

2/09/2023 02:22 PM	
Anonymous 2/09/2023 02:31 PM	The time for architect and landscape architect to re-do drawings took alot of itme and money.
Anonymous 2/09/2023 02:46 PM	The P&Z Dept has so many design demands that a homeowner can hardly change their mailbox color without triggering Design Review. More homeowner remodels should be done OTC
Anonymous 2/09/2023 02:45 PM	Extremely slow turnaround times by the County (due to personnel changes?).
Anonymous 2/09/2023 02:53 PM	Nit picking and requiring extensive detail around landscaping that we couldn't have possibly known at that stage
Anonymous 2/09/2023 03:07 PM	The dysfunction of the agency and board members not being on the same page as one and another.
Anonymous 2/09/2023 03:02 PM	Unnecessary requirements for approval of project
Anonymous 2/10/2023 10:33 AM	Every project is dependent on client decisions, board comments, and timing of consultants. It depends.
Anonymous 2/09/2023 02:59 PM	lack of communication and documentation
Anonymous 2/09/2023 03:02 PM	Lack of knowledge from staff
Anonymous 2/09/2023 03:11 PM	not knowing the process as a new designer to the area. A spider web of codes and regulatory boards
Anonymous 2/09/2023 03:09 PM	PERSONAL OPINIONS OF THE BOARD MEMBERS
Anonymous 2/09/2023 03:23 PM	Subjective and unqualified demands by a few board members.

Anonymous 2/09/2023 03:25 PM	Unavailability of staff - one in particular was never available
Anonymous 2/09/2023 03:37 PM	Frankly the biggest timeline item is selling the client on revisions that they don't feel they need make.
Anonymous 2/09/2023 03:20 PM	Staff shortage due to illness
Anonymous 2/09/2023 03:29 PM	Was passed around
Anonymous 2/09/2023 03:33 PM	Long lead times for approval, needed completeness before actionable items. City staff can just push off completeness of project to stall approvals from SFDB. SFDB needs to be streamlined and projects under 4,000 SF and two stories should be exempt.
Anonymous 2/09/2023 03:32 PM	Quality of submissions.
Anonymous 2/09/2023 03:42 PM	Having to return 2 times for a total of 3 hearings. And at hearing 2 or 3, dealing with brand new comments, or reversal of previous comments.
Anonymous 2/09/2023 03:40 PM	Competence of City Personnel
Anonymous 2/09/2023 03:45 PM	One Arrogant Board member
Anonymous 2/09/2023 03:40 PM	Making different required changes at each hearing, instead of all at once
Anonymous 2/09/2023 03:42 PM	see prior notes. ive been at meetings and witness how resistance and difficult the SFDB is. the team should be much more agreeable and friendly, giving supportive solutions and examples. we should be encouraging this process, not make it feared or dislike
Anonymous 2/09/2023 03:39 PM	Board difficulty in meeting quorum, large influx of project submittals, planners seem to be overbooked and taking a long time to get

	through completeness review (required to get on SFDB agenda waitlist)
Anonymous 2/09/2023 04:41 PM	Lag between submitting and being scheduled for a hearing. SFDB had no availability to be seen earlier.
Anonymous 2/09/2023 04:19 PM	Onerous requests from the board, scheduling delays.
Anonymous 2/09/2023 04:05 PM	Covid?
Anonymous 2/09/2023 05:10 PM	Lack of prep by members. Added new / previously discussed items to meetings.
Anonymous 2/09/2023 05:11 PM	Bureaucracy bullshit
Anonymous 2/09/2023 05:17 PM	Lack of communication within
Anonymous 2/09/2023 05:56 PM	redesign
Anonymous 2/09/2023 05:48 PM	Backlog of projects being handled by staff
Anonymous 2/09/2023 07:01 PM	Return visits for ridiculously unnecessary items, requiring thousands of dollars of client money for no improvement to the design or the project.
Anonymous 2/09/2023 07:14 PM	too much grading drainage info
Anonymous 2/09/2023 07:18 PM	Project documentation and neighborhood outreach
Anonymous 2/09/2023 07:21 PM	Submittal process submittals through accela, awaiting application completeness and generally not have access to planners in person.

Anonymous 2/09/2023 09:15 PM	Project was appealed.
Anonymous 2/09/2023 09:51 PM	Understaffed
Anonymous 2/09/2023 09:51 PM	No idea. Just lack of response despite repeated inquiries. It was absurd.
Anonymous 2/09/2023 10:10 PM	Over analysis and not understanding how to read plans.
Anonymous 2/09/2023 10:15 PM	Bureaucracy
Anonymous 2/09/2023 10:19 PM	Their schedule
Anonymous 2/09/2023 10:34 PM	Less bias and staff being helpful
Anonymous 2/09/2023 10:55 PM	Changes to the design
Anonymous 2/10/2023 03:42 AM	The city not understanding their own rules on R2 lots and historical restrictions. Also as-is drawings were inaccurate and had to be re-drawn for an additional architectural cost.
Anonymous 2/10/2023 04:36 AM	Comments that were subjective
Anonymous 2/10/2023 05:58 AM	Show how you meet all requirements on the drawings solar, setbacks, etc.
Anonymous 2/10/2023 07:38 AM	My ability to find time to rework the project.
Anonymous 2/10/2023 07:45 AM	The board gave conditional approval subject to a setback review, upon unanimous approval of the set back, the board president decided he wanted a different design and sent us away to address

	his opinions (nothing was in conflict with the guidelines)
Anonymous 2/10/2023 08:09 AM	Plan changes are expensive to accomplish if architects are busy and allot of changes are requested
Anonymous 2/10/2023 07:59 AM	lack of efficiency of department
Anonymous 2/10/2023 08:09 AM	incompetent busybodies. The whole idea of a design board is a farce.
Anonymous 2/10/2023 08:18 AM	They approved my last project, a large one, at our first meeting and they were very supportive.
Anonymous 2/10/2023 08:42 AM	Following directions.
Anonymous 2/10/2023 08:55 AM	Their decisions are completely arbitrary and want complete control of the project.
Anonymous 2/10/2023 09:23 AM	Board inability to focus on their job, which is not to "design" the project, but to filter out the big offenders. They "hyper" focus on minutia and although it's fine to make suggestions, this shouldn't hold up projects. Staff review is way too long.
Anonymous 2/10/2023 09:34 AM	Working with a local architect
Anonymous 2/10/2023 09:51 AM	Board members personal bias
Anonymous 2/10/2023 09:49 AM	too many regulations; city turn around time from submittal to incomplete letter; excessive comments on plans
Anonymous 2/10/2023 09:57 AM	Unwilling to approve at the first hearing.
Anonymous 2/10/2023 10:17 AM	We have been long time owners and then became renovation applicants.

Anonymous 2/10/2023 10:21 AM	Covid
Anonymous 2/10/2023 10:18 AM	Delay in the Process of the original permit application.
Anonymous 2/10/2023 10:29 AM	good architect who knew the process
Anonymous 2/10/2023 10:57 AM	Unrealistic expectations
Anonymous 2/10/2023 11:23 AM	the long 30 day completeness review. We have to provide so much information just to get on the agenda.
Anonymous 2/10/2023 12:50 PM	The city did everything in its power to accommodate my project. The fact they are under staffed, and under a great deal of pressure these days, with a very large staff turnover rate, it's amazing anything gets done!
Anonymous 2/10/2023 01:16 PM	lack of expierence employees that are reviewing project.
Anonymous 2/10/2023 02:37 PM	SFDB kept changing their minds and constantly asking for more. It was ridiculous!
Anonymous 2/10/2023 03:06 PM	Noticing and neighbor’s threat of a spurious lawsuit as well as the two meeting requirement
Anonymous 2/10/2023 03:38 PM	Covid
Anonymous 2/10/2023 05:17 PM	Not enough staff, people not checking or seeing that something had been submitted that they said they were still waiting to receive. This whole process was so incredibly slow and felt so counterintuitive.
Anonymous 2/10/2023 06:29 PM	Constant mercurial interjections with each review being scheduled far out in the future

Anonymous 2/10/2023 07:48 PM	Inefficiency
Anonymous 2/10/2023 06:43 PM	Not enough employees working at the building department.
Anonymous 2/10/2023 08:13 PM	We spent a huge amount of time and money to derisk our plans. The derisk effort largely succeeded, but with a sad loss to project quality and value.
Anonymous 2/11/2023 09:32 AM	since meetings were online, I don't see any reason that it should have taken so long
Anonymous 2/11/2023 11:39 AM	Again if the Board reviewed & completed the design guideline checklist (recommended design features) and project plans checklists (required items) during the hearings, they would be more consistent, thorough and provide more constructive feedback earlier.
Anonymous 2/11/2023 06:20 PM	They had me make frivolous design changes
Anonymous 2/12/2023 05:55 AM	SFDB members rambling on during meetings hence there being less meeting time available for projects to be scheduled. SFDB members going out of purview.
Anonymous 2/12/2023 09:21 AM	Construction permit final approval and fees
Anonymous 2/12/2023 09:15 AM	Arbitrariness of certain Board members. No reason for project to be reviewed at that level - also an arbitrary decision by Planning staff
Anonymous 2/13/2023 07:52 AM	Time schedule and review
Anonymous 2/13/2023 11:51 AM	The board's opinions and storm water requirements.
Anonymous 2/13/2023 10:00 AM	The city has no idea what they are doing. Lot's of people involved in the process. Contractors that don't know the city requirements. Too

	many people with no clue as to what is going on. Someone tried to tell us we would have to move our entire driveway!
Anonymous 2/13/2023 10:46 AM	cumbersome paperwork the city likes to issue
Anonymous 2/13/2023 10:59 AM	Requiring too many plan details - design review should be only based on exterior appearance, and building /engineering review then adds on structural, soil reports, etc.
Anonymous 2/13/2023 11:45 AM	A few single persons in Summerland are causing so much trouble for the rest...will not live and let live...dictate own opinions as if from the community...need to reassess Summerland situation!!
Anonymous 2/13/2023 12:11 PM	Multiple submissions based on changing personal preference of board members
Anonymous 2/13/2023 12:39 PM	Certain staff bias. A lack of standards. Allowance of board personal opinions and tastes to be used as a standard.
Anonymous 2/13/2023 12:51 PM	The need to go back to the board multiple times to review the same items, turnover on the board, cancelations of meeting
Anonymous 2/13/2023 01:16 PM	Lack of quorum, Board members having to step down because of conflict of interest. The PERSONAL opinions of the Board Members that may be based on a bias toward the applicant and Owner - not looking at the project objectively but pushing their own agenda
Anonymous 2/13/2023 01:19 PM	Problems scheduling during COVID, complete redesign due to unclear feedback from the SFDB, approval expected then not granted due to item (color) that was previously approved and then one member changed their mind and another new member didn't "like" it.
Anonymous 2/13/2023 01:28 PM	overreach, no one wanting to make a decision, untrust of homeowners, a culture of delay and make everything confusing
Anonymous 2/13/2023 02:56 PM	A very full calendar and the fact that our Landscape Architect is on the board, recused herself for our project and when another board member was sick (which happened twice to us) a quorum could not

	be met. Our meetings were pushed back 2 months each time
Anonymous 2/13/2023 04:26 PM	Delays on behalf of city staff with processing our application. Your process is needless slow and overly bureaucratic.
Anonymous 2/13/2023 05:01 PM	Lack of open agendas, board members inconsistent comments, not receiving approval with comments and being required to resubmit with very minor alterations. i.e.. Entry gates needed to be curved instead of squared off.
Anonymous 2/13/2023 05:15 PM	Minor nit-picking comments that required us to keep coming back. New comments at every meeting after prior comments were addressed.
Anonymous 2/13/2023 06:16 PM	Staffing, response time, new staff that were uninformed. Santa Barbara is ridiculous with permitting both residential and commercial. The poor owners of the [redacted] that they can't get the permit for the new restaurant. It's crazy!
Anonymous 2/13/2023 08:31 PM	Covid was the stated reason.
Anonymous 2/13/2023 10:32 PM	Petty opinions creating a guessing game of what board will approve when I have houses similar to mine that were approved
Anonymous 2/14/2023 08:54 AM	The completeness review letter. Also, the amount of work that is being asked for on the plans at such early stages in design drawings are costing clients money.
Anonymous 2/14/2023 09:25 AM	too much talk
Anonymous 2/14/2023 10:29 AM	No clue. Availability? Staff dragging their feet? Staff nitpicking things that the design board couldn't believe they brought to them for review? All of the above? The process is glacial and absurd.
Anonymous 2/14/2023 01:22 PM	Scheduling backlog.

Anonymous 2/14/2023 02:39 PM	agendas were full and it took too long to get scheduled.
Anonymous 2/14/2023 02:38 PM	Multiple hearings
Anonymous 2/14/2023 02:54 PM	Every submittal has a review, then a wait to get on the next avaiable agenda. Seems to be 2 to 3 months minimum between review hearings
Anonymous 2/14/2023 03:06 PM	Coastal project as well, but application review took far longer than expected, 30day review with a comment, another 30day review with another comment, another 30day review...
Anonymous 2/14/2023 03:48 PM	Having to go 3 times
Anonymous 2/14/2023 05:10 PM	Pandemic - file lost due as well as new coordinator hired and my file was not assigned, poor communications overall, in preparing SFDB file for application the process was incredibly slow to review all materials sufficiently to put in front of sFDB
Anonymous 2/14/2023 05:01 PM	Color pretty sketches and drawings.
Anonymous 2/15/2023 06:39 AM	No one seems to care that we are regular middle class people just trying to get a small project through. It seems the big construction companies and residents with deep projects get stuff through very fast. Very frustrated.
Anonymous 2/15/2023 06:58 AM	Subjectivity and inefficiency all along the way
Anonymous 2/15/2023 09:44 AM	The overall level of disorganization in the entire building & development office
Anonymous 2/15/2023 02:02 PM	I'm a past SFDB member, so I know how to navigate the process. I think many architects/designer try to ramrod their project through the process. Board members should vote to deny certain applications early in the process instead of giving poor input.p

Anonymous 2/15/2023 02:51 PM	confusion, local resistance, and city bias toward SB9 project approvals
Anonymous 2/15/2023 04:52 PM	Additional environmental reports required from Zoning, not SFDB
Anonymous 2/15/2023 03:05 PM	Too much review at the concept level
Anonymous 2/15/2023 06:22 PM	Staff reviews of submission. 6 or 7 year ago you walked up to the counter and they reviewed your application and drawings and they agenized you for the next available hearing (may have been 2 months out). Not it is 2 months to get a review letter.
Anonymous 2/15/2023 06:35 PM	Staff input/reports. Waiting to get on an agenda. Board members with opinions instead of factual, objective rationales for their findings.
Anonymous 2/15/2023 08:35 PM	Short staffing.
Anonymous 2/16/2023 08:02 AM	Staff review, unavailable agendas.
Anonymous 2/16/2023 09:15 AM	Have to go to hearing twice.
Anonymous 2/16/2023 12:54 PM	Incapable planning staff, board politics, open bias against the project
Anonymous 2/16/2023 03:19 PM	Planning Comments are the harder things to navigate and take the longest time. DART reviews are brutal in terms of time. SFDB is failry straight forward but the comments need to be grounded in previous precedent and actual design regulations
Anonymous 2/16/2023 07:27 PM	The insane application review process. The majority of info you request is unnecessary and has no bearing on whether an application should be deemed complete. What is you criteria? The expense has doubled w/o even knowing the viability of the project.

Anonymous 2/17/2023 03:23 PM	Incorrect interpretation of state law. Slow evaluation
Anonymous 2/18/2023 05:41 PM	Inefficiency. Items at issue could have been quickly handled offline but had to wait for future meetings. No meetings held during December, which is absurd.
Anonymous 2/19/2023 08:48 AM	New requests by committee on follow up public reviews.
Anonymous 2/19/2023 10:10 AM	No hand-drawn plans seemed acceptable (for electrical replacement/upgrade). Had to get the drawings done electronically.
Anonymous 2/19/2023 09:54 AM	no commentg
Anonymous 2/19/2023 10:29 AM	multi-site development with shared common area
Anonymous 2/19/2023 12:55 PM	Having consistent board comments from meeting. Clear understanding of neighborhood compatability
Anonymous 2/19/2023 04:02 PM	slow response from planning staff
Anonymous 2/19/2023 04:27 PM	the need for repeated hearings and several months of completeness letters and agendizing, then cancelled hearings
Anonymous 2/20/2023 10:35 AM	Inconsistency in design review comments and feedback such as board members approving FAR in one meeting and then back tracking the next. SFDB board inserting personal design opinion into the project and unrealistic detail specificity
Anonymous 2/20/2023 09:36 AM	It takes time to do everything
Anonymous 2/20/2023 10:35 AM	Suggestion(s) from one board member can hold up the majority of the approval process

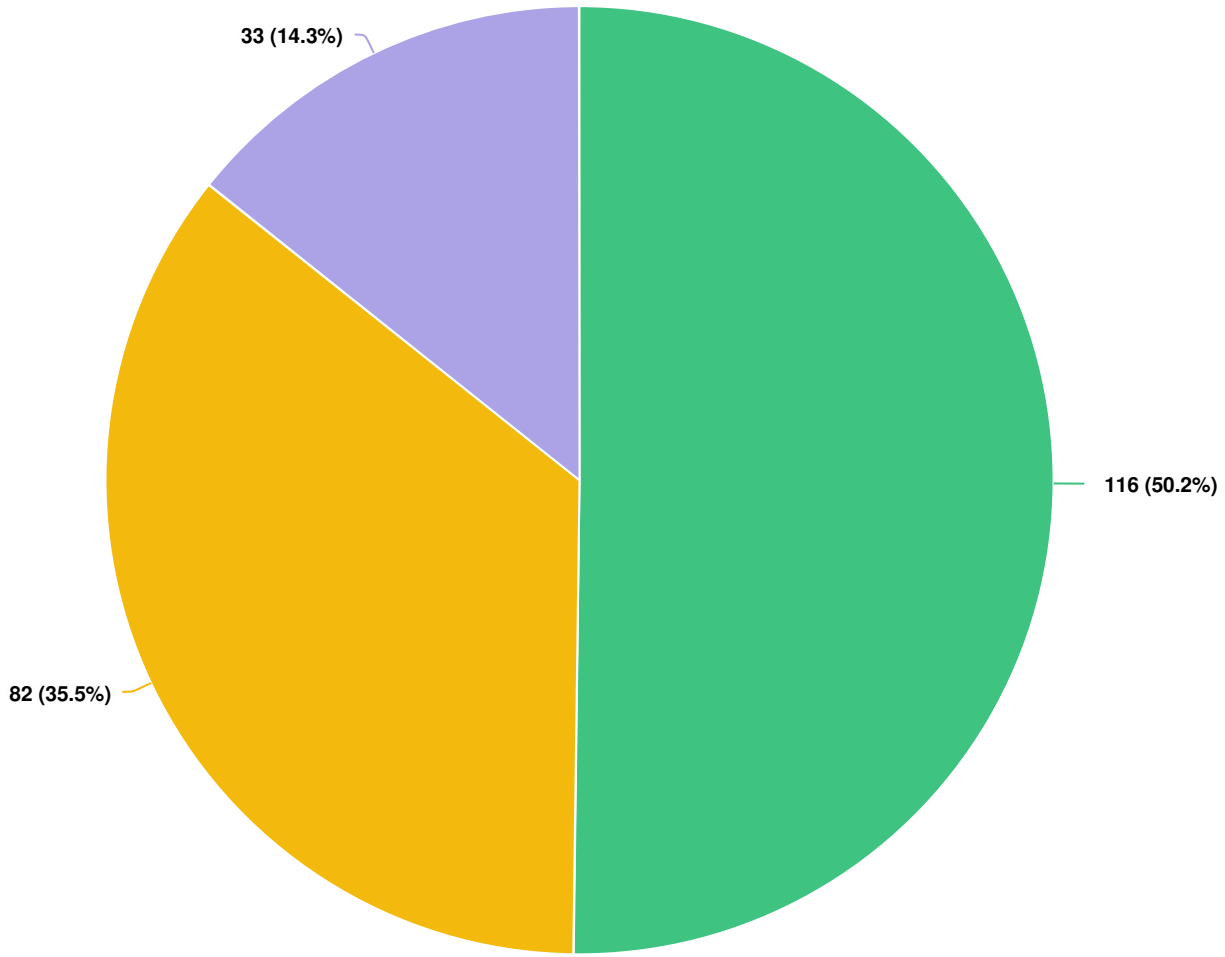
Anonymous 2/20/2023 11:27 AM	Planners don't return phone calls. The City is consistently understaffed. Disorganizaiton - deem applications complete and if incomplete be clear about requirements.
Anonymous 2/20/2023 12:42 PM	N/A
Anonymous 2/20/2023 12:38 PM	Bias against the project required extra meetings
Anonymous 2/20/2023 02:07 PM	Long wait times to get in front of the board. Actual review did not add much time to the project, it was just waiting to get in front of the board. If the board could have more hearings so projects could get feedback faster it would be appreciated
Anonymous 2/20/2023 02:31 PM	SFDB wanted to punish the property owner for making changes during construction
Anonymous 2/20/2023 04:03 PM	Design board requests for changes
Anonymous 2/20/2023 05:22 PM	30 day completeness review process, neighbor impact, hostility towards the project and design aesthetic desired by the client (contemporary)
Anonymous 2/20/2023 10:58 PM	Covid, staffing issues, communication difficulty.
Anonymous 2/20/2023 08:35 PM	personal opinions - boardmember opinions, public opinions
Anonymous 2/20/2023 09:02 PM	Since there were no guidelines, we went in with a beautifully designed home. It started out with all members say how lovely it was. Then it just got ripped for the next hour and half. Meetings kept get cancelled.
Anonymous 2/20/2023 10:46 PM	The staff did not notice the neighborhood because they said it was not necessary for our small scope of work. Later when a nosy neighbor asked why our project was not noticed, staff made us go back through the noticing process. This cost us two months.

Anonymous 2/21/2023 08:16 AM	lack of quorum / not able to get agendized, lack of staff to process applications, delays at intake, neighbor outreach / comments
Anonymous 2/21/2023 01:04 PM	The SFDB is highly behind and it takes months to get on the calendar.
Anonymous 2/21/2023 12:13 PM	I experienced significant delays with the Planning review prior to SFDB.
Anonymous 2/21/2023 11:46 AM	No idea
Anonymous 2/21/2023 12:28 PM	A slow cumbersome bureaucratic process and inability to obtain an efficient review process
Anonymous 2/21/2023 01:39 PM	They hate modern architecture. The first comments we received was there "are no moderns on the Mesa." In our second hearing, they said "prove to us that there are moderns within five houses of either side of you." Not twenty per the guidelines.
Anonymous 2/21/2023 01:20 PM	Opinions of the board and neighbor comments that affected those opinons.
Anonymous 2/21/2023 02:22 PM	The design review board not having clear understanding of neighborhood compatibility building zoning design codes
Anonymous 2/21/2023 02:04 PM	The current process lumps together high quality applicants and applications that are very complete with other applicants and applications that are often incomplete, poorly designed and poorly executed. City should adopt a "grading" system to rank applica
Anonymous 2/21/2023 02:26 PM	3 SFDB reviews could be condensed down to 2 at max. I think we should be visiting planning and building as the first review and have them verify feasibility/ building perimeters are all acceptable.
Anonymous 2/21/2023 02:29 PM	Lack of enough staff to review and prepare items, room on the agenda

Anonymous 2/21/2023 04:54 PM	Subjective and inconsistent comments on design. Neighborhood opposition.
Anonymous 2/21/2023 05:27 PM	Arbitrary approval process
Anonymous 2/21/2023 07:10 PM	The boards objections were vague and so interpreting how to move forward is costly and time consuming
Anonymous 2/21/2023 10:39 PM	full agendas/unclear deadlines and unnecessary continuances
Anonymous 2/22/2023 05:42 AM	The board not liking the look of a standing seam metal roof
Anonymous 2/22/2023 09:45 AM	The board agreed with most of the proposed elements of the project
Anonymous 2/22/2023 11:19 AM	Responding to the detailed 30-day completeness review and impacted agendas.
Anonymous 2/22/2023 10:57 AM	review time and waiting queue
Anonymous 2/22/2023 12:36 PM	Extremely excessive drawing requirements from staff. It's shocking how far the overreach has become.

Optional question (181 response(s), 256 skipped)
Question type: Single Line Question

Q20 **It is common practice for me to share plans with neighbors before an initial hearing as part of my due diligence process?**



Question options

Yes No N/A

Mandatory Question (230 response(s))
Question type: Radio Button Question

Q21 **In your opinion, are there any types of residential projects that currently require SFDB review but you think should be exempt from a public hearing? Briefly describe the project scope and rationale for not needing a public hearing.**

Anonymous 2/08/2023 05:18 PM	Existing houses over 17' tall with no changes to upper floor
Anonymous 2/08/2023 05:38 PM	no opinion
Anonymous 2/08/2023 05:49 PM	There should be objective standards for SFR and only projects that don’t meet those standards should go in front of the board. This should be few and far between (like >85% FAR). It’s absurd that things like storage additions that are not even visible tri
Anonymous 2/08/2023 07:14 PM	If a project complies with the appy zoning development standards , setbay, height, FAR, etc. SFDB shoul not be required - waste of time & money
Anonymous 2/09/2023 11:26 AM	Small Additions (for example, ADUs - in ALL zones, garages, decks, etc.), Modifications should not go to SFDB for any reason especially setback mods on projects that were built under a prior ordinance, door/window replacement, exterior material changes.
Anonymous 2/09/2023 02:05 PM	ADU's
Anonymous 2/09/2023 02:21 PM	Yes - single family homeowners simply trying to remodel their house without the enourmous time and expense of the City process
Anonymous 2/09/2023 02:22 PM	yes. small projects, hillside or regular. let people add on and build one story houses within the guidelines. regular people dont have a lot of money
Anonymous 2/09/2023 02:31 PM	Projects that are less than or equal to 1000sf and do not alter setbacks or restrictions.
Anonymous	Window/door changes (these are already dictated by new

2/09/2023 02:46 PM	building/energy codes), additions under 700 sf, single story additions
Anonymous 2/09/2023 02:45 PM	Outdoor Kitchen that cannot be seen (or heard) by neighbors or from the street.
Anonymous 2/09/2023 02:53 PM	Residential neighborhoods should not be subjected to this process if it is a remodel or improvement. I understand needing that for additional dwelling or new builds but not on improvements of existing.
Anonymous 2/09/2023 03:07 PM	small storage buildings attached to main house, outdoor fire pit, drought tolerant landscaping.
Anonymous 2/09/2023 03:02 PM	Development of pre-existing structure
Anonymous 2/10/2023 10:33 AM	Pools. This should be a staff item. Needing to present a pool or accessory structure that is not visible from the street seems not necessary.
Anonymous 2/09/2023 03:04 PM	Technically I believe in the hillside area painting, garage door replacement, or pretty much anything exterior requires SFDB. No one gets approval so SFDB should accept that people are okay with that.
Anonymous 2/09/2023 03:23 PM	Fire loss home, which is what ours was. The delay in getting approval resulted in loss of valuable time and incurred increases in the construction costs.
Anonymous 2/09/2023 03:37 PM	I believe that any person who does not live very close or is not directly effected by the project should not be allowed to influence any board member just by being a squeeky wheel.
Anonymous 2/09/2023 03:20 PM	driveways
Anonymous 2/09/2023 03:26 PM	Work at the back of the house or in the backyard...who cares?
Anonymous 2/09/2023 03:33 PM	4,000 Gross SF and/or 85% FAR, two stories, conforms to all zoning heights/setbacks, no mods/variances should be exempt from design

	review. A board of very few people should not dictate the design of a normal single family home.
Anonymous 2/09/2023 03:32 PM	Any single family dwelling that has similar footprint and profile as homes in the mmediate neighborhood.
Anonymous 2/09/2023 03:42 PM	Projects that meet the FAR guideline and that do not have any mods.
Anonymous 2/09/2023 03:40 PM	Don’t kniw
Anonymous 2/09/2023 03:38 PM	Projects with greater than 16% slope but not visible from nearest street.
Anonymous 2/09/2023 03:45 PM	The criteria remain a mystery to me
Anonymous 2/09/2023 03:40 PM	No
Anonymous 2/09/2023 03:42 PM	I'm not sure of all the things that require SFDB. I would recommend and encourage you to find 25% less things that need SFDB, then spend that extra bandwidth being supportive and fast with new projects that do require SFDB.
Anonymous 2/09/2023 04:00 PM	Hillside Design District 20% slope & Vegetation Removal Permit
Anonymous 2/09/2023 04:41 PM	N/A
Anonymous 2/09/2023 04:19 PM	Design guidelines that can be complied to without needing a hearing. Many houses are small in Santa Barbara and doing modest remodels shouldn't require SFDB meetings. Current guidelines are too restrictive.
Anonymous 2/09/2023 04:05 PM	Interior work or work not visible from the public street.

Anonymous 2/09/2023 04:05 PM	Adding solar or ADU
Anonymous 2/09/2023 05:11 PM	Home remodels, landscaping, hardscapes
Anonymous 2/09/2023 05:56 PM	projects that meet or exceed an objective design criteria. Architects should be given a much higher level of respect for their work.
Anonymous 2/09/2023 06:00 PM	small remodels should be exempt, as long as they adhere to design guidelines
Anonymous 2/09/2023 07:01 PM	We were required to get design review for rain barrels at a residence. I don't even see where this is listed as something triggering design review, but WE had to go through SFDB for it. Those water saving improvements never happened as a result.
Anonymous 2/09/2023 07:14 PM	no
Anonymous 2/09/2023 08:46 PM	The public hearing process is deeply flawed. Feedback only comes from the residents who have the to time and money and who oppose the project
Anonymous 2/09/2023 09:15 PM	Pools that are not in setbacks, on grade, and screened at the property line.
Anonymous 2/09/2023 09:51 PM	Exterior siding, windows should be exempt from any hearing.
Anonymous 2/09/2023 09:51 PM	Hot tub / BBQ installation. Interior wall remodeling. Interior electrical circuits. None of these have any public effect.
Anonymous 2/09/2023 10:10 PM	All. Very counterproductive and patronizing to architects in the community. Some board members don't know the difference between planning ord. and building codes.
Anonymous 2/09/2023 10:15 PM	Any additions to an existing house should be considered at the planning office, any size of addition

Anonymous 2/09/2023 10:19 PM	If it's not affecting anyone's views, not encroaching or not in the ocean district
Anonymous 2/10/2023 03:42 AM	No
Anonymous 2/10/2023 04:36 AM	No. Just remove more of the opinions in the process
Anonymous 2/10/2023 07:31 AM	most sfr's
Anonymous 2/10/2023 07:45 AM	I am not familiar with the types of projects that require approvals of the SFDB - our project involved building outside improvements including a patio, BBQ area and pool
Anonymous 2/10/2023 08:09 AM	A project on a large lot where impacts are minimal or highly unlikely to adjoining properties.. More projects that can be approved by Planning staff that are clearly conforming with guidelines
Anonymous 2/10/2023 08:09 AM	incompetent busybodies with a personal need for self aggrandizement & self importance
Anonymous 2/10/2023 08:18 AM	There should be exemptions for projects under a certain size and cost of construction and of course if the improvements have no visual impacts to the neighborhood it should not require a design review.
Anonymous 2/10/2023 08:42 AM	Yes, adjacent properties not affected by line of sight issues. Addition to or new outbuilding (of a certain size) within a SFD property that poses no impacts to an adjacent property given a minimum property line distance.
Anonymous 2/10/2023 08:55 AM	If the project cannot be seen from the street, why should the SFDB be involved at all?
Anonymous 2/10/2023 09:23 AM	Small projects, material changes, non-visible projects from public. So many!

Anonymous 2/10/2023 09:17 AM	N/A
Anonymous 2/10/2023 09:34 AM	Depending on the size and scope of the project. There should be a fast-track for smaller simpler projects.
Anonymous 2/10/2023 09:51 AM	Homes not located in design significant neighborhoods should be able to have staff review the findings and receive approval through the planning process.
Anonymous 2/10/2023 09:49 AM	Yes, minor renovations / pool additions
Anonymous 2/10/2023 10:17 AM	Very small site or residential projects, perhaps under a stipulated cap, should be allowed without approvals.
Anonymous 2/10/2023 10:21 AM	It's hard to say . We were a little surprised that our railing design (not basic code requirements) would need approval and that the committee would be able to approve (or not) such things as color, etc. Look at our neighborhood - nothing matches.
Anonymous 2/10/2023 10:18 AM	Window/Door Change Outs, This should be a decision of the homeowner not the neighbor.
Anonymous 2/10/2023 10:29 AM	none
Anonymous 2/10/2023 10:57 AM	New SFDs, remodels and additions - the process is too complicated and onerous
Anonymous 2/10/2023 11:57 AM	Most - unless it substantially changes the character or impedes someone else’s property.
Anonymous 2/10/2023 12:50 PM	The city site already accommodates this issue quite clearly
Anonymous 2/10/2023 01:16 PM	depend of the project

Anonymous
2/10/2023 02:37 PM

I am fine with a REASONABLE review

Anonymous
2/10/2023 03:06 PM

All ADUs and JADUs given that the Board's findings do not reflect state law requirements and may result in a lawsuit. SFDB should not be eliminated or at least not employed for any project adding residential units or bedrooms to streamline housing.

Anonymous
2/10/2023 03:43 PM

I don't believe that the City should be reviewing single family homes for design

Anonymous
2/10/2023 06:29 PM

Anything that is within the setbacks should not need review.

Anonymous
2/10/2023 06:43 PM

Replacing old materials already existing at location with new upgraded like materials should not require design review. Also, new windows have nothing to do with living on a hill!!

Anonymous
2/10/2023 08:13 PM

Anything which is not visible from the street. Only neighbors with compliant homes should be heard.

Anonymous
2/11/2023 11:39 AM

Projects that are not visible from the street and do not have the potential to impact views of neighbors.

Anonymous
2/11/2023 06:20 PM

Yes, people who live down private driveways (like us).

Anonymous
2/12/2023 05:55 AM

All projects. Design review bodies such as SFDB ultimately cost the city and its residents' time and money. Time and money that could be spent addressing the city's housing needs.

Anonymous
2/12/2023 09:21 AM

Projects that are not too visual from main road or streets , when neighborhood have the need to upgrade home for better residential value

Anonymous
2/12/2023 09:15 AM

Any project that does not increase the FAR and those that do not use "prohibited" material, i.e., vinyl windows etc.

Anonymous 2/12/2023 10:54 PM	No project should be exempt.
Anonymous 2/13/2023 11:51 AM	none
Anonymous 2/13/2023 10:46 AM	Yes, I had a reroof in a location where no one could see the roof, save for a hang glider or helicopter, A decently educated or experience staff member should have been able to label the project exempt.
Anonymous 2/13/2023 10:59 AM	ADUs on existing home that is to be exact same exterior as existing house.
Anonymous 2/13/2023 11:45 AM	Our plans were done and approved and built; additional landscaping done BEFORE new neighbors moved in...NEW neighbors should not be able to retroactively fight EXISTING plans or landscape
Anonymous 2/13/2023 11:52 AM	i think this is working ok
Anonymous 2/13/2023 12:11 PM	Yes, most of them
Anonymous 2/13/2023 12:39 PM	Anything that is a minor upgrade and/or minor addition should be exempt.
Anonymous 2/13/2023 12:51 PM	Existing non-conforming. Small square footage updates.
Anonymous 2/13/2023 01:16 PM	If the proposed project is very small and applicant receives positive feedback from neighbors in written form, the applicant should be able to meet with the Chair and the project be reviewed under consent.
Anonymous 2/13/2023 01:28 PM	Anything lower than two stories and not in the setbacks. Why don't you trust property owners? We are treated like children. It's ridiculous.
Anonymous 2/13/2023 02:56 PM	I do not know how far reaching their authority goes with remodels.

Anonymous 2/13/2023 04:26 PM	Home additions.
Anonymous 2/13/2023 05:01 PM	Remodel Projects that meet all current zoning requirements. Projects should only be required to go to an SFDB hearing if they are appealed by neighbors or are ground up residential projects.
Anonymous 2/13/2023 05:15 PM	All single story homes, and two story homes with less than 20% of floor area on second floor.
Anonymous 2/13/2023 06:16 PM	Front porches, small enclosures, patios, hardscape
Anonymous 2/13/2023 08:31 PM	Projects not substantially changing characteristics or size and or style of building
Anonymous 2/13/2023 10:32 PM	Fencing
Anonymous 2/14/2023 08:54 AM	Projects that change the roof color or material and site walls in front yard setback
Anonymous 2/14/2023 09:25 AM	SFDB has a purpose, make it user friendly.
Anonymous 2/14/2023 10:29 AM	ADUs should be exempt from the process
Anonymous 2/14/2023 01:22 PM	Properties that are not visible from the street or neighbors.
Anonymous 2/14/2023 02:39 PM	Projects below 85% FAR that meet all solar and neighborhood compatibility findings could be reviewed administratively. Projects in hillside regions or other overlay zones would still need design review.
Anonymous 2/14/2023 02:54 PM	When a second story window is being moved as part of an interior remodel (was 6 sq ft in location A, will now be 6 or less sq ft in location B), without any additions to the footprint or exterior massing.

Anonymous 2/14/2023 03:06 PM	The hillside overlay automatic kicker seems a bit harsh, should be comiserate with the project scope, not location
Anonymous 2/14/2023 03:48 PM	Small 2 story additions that comply with zoning codes
Anonymous 2/14/2023 03:46 PM	Yes, minor improvements, architectural enrichment
Anonymous 2/14/2023 05:01 PM	One Story less than 2,500 sf and less than 20' and top of plate less than 12' from finish floor.
Anonymous 2/15/2023 06:39 AM	Projects like ours that are small and in our private back yard hidden from neighbors and the street, As ling as they meet height requirements and fall within the setback.
Anonymous 2/15/2023 06:58 AM	If a project meets certain design criteria determined by the city that fit with the goals of our city, place the burden of the homeowner to check off those items and have the approval process be quick and easy
Anonymous 2/15/2023 09:44 AM	No
Anonymous 2/15/2023 02:02 PM	unsure
Anonymous 2/15/2023 02:51 PM	SB9 lot splits. As long as a lot meets the minimum state law requirements it is not legally up for debate or require a public hearing.
Anonymous 2/15/2023 04:52 PM	No. I believe in the hearing process so long as the board can understand the zoning and have a clear reference for when good design is presented, or not, Avoiding efforts to make neighbors happy at the cost of the prop. owner, and understanding guidelines
Anonymous 2/15/2023 06:22 PM	Desks. Any project that is in substernal confirming with existing.
Anonymous	Many homeowners would like to make minor upgrades on their

2/15/2023 06:35 PM	homes incrementally so as to make it more affordable. There is currently no pathway for homeowners to do this themselves. If permits were easier to obtain, more people would get them.
Anonymous 2/16/2023 08:02 AM	Yes, if the FAR is conforming (<85%), I think all residential projects should be exempt. Maybe there's a mechanism of noticing neighbors - and if neighbors want SFDB, then it goes to the full board.
Anonymous 2/16/2023 09:15 AM	Breezeway removal in between a detached garage and a residence. The existing breezeway was converted into a laundry room with access from (e) residence. A very straight forward project with no additional changes, and aesthetics matching like-for-like.
Anonymous 2/16/2023 03:19 PM	I think the requirements for a public hearing are currently fair and make sense from a design review standpoint. I do not feel that DART is needed in the way it is currently mandated on the MESA as an example.
Anonymous 2/16/2023 07:27 PM	A site wall greater than 42" in the front yard nor a lot line adjustment. Both of those can be handled by staff.
Anonymous 2/19/2023 09:54 AM	no comment
Anonymous 2/19/2023 10:29 AM	No, fine with current requirements but consider a less costly update process in course of construction-- or a less costly "common sense" appeal process when 1 expert consulting on the project has a myopic perspective based on assigned requirements..
Anonymous 2/19/2023 12:55 PM	small projects which could be reviewed by two member consent, not full board
Anonymous 2/19/2023 04:02 PM	minor modifications
Anonymous 2/19/2023 04:27 PM	ADUs that remain within size/ height limits should not trigger SFDB when in hillside areas, roof changes, if all structures exceed 4000sf, modular construction is proposed, etc... - we should end all SFDB review except for projects seeking modifications.

Anonymous 2/20/2023 10:35 AM	I believe in the SFDB review but the review parameters need to be fixed and not left up to personal opinion. The board yields power over FAR and minor design decisions and that shouldn't happen.
Anonymous 2/20/2023 09:36 AM	We should decide to reduce the number of projects going to SFDB by 75% and reduce any requirements necessary to meet that goal. Only use it for the most impactful projects.
Anonymous 2/20/2023 10:35 AM	Smaller projects not visible from the public street, door and window replacement, change of exterior materials and colors. Some homes in hill side district that the site is mostly flat.
Anonymous 2/20/2023 11:27 AM	Small projects like fencing, material changes, and even small projects that push FAR over guidelines if single story.
Anonymous 2/20/2023 12:42 PM	all projects should be spared the subjective design review process. it is inherently flawed and treats property owners, design professionals and communities unfairly by definition.
Anonymous 2/20/2023 12:38 PM	Small projects that do not add to second story and are under 14' height would seem reasonable to go through the process without review.
Anonymous 2/20/2023 02:07 PM	Multi-family housing that follows a 'form-based' code. Often these projects get torpedoed by NIMBYs just because they have more than one living unit; and their design 'criticism' is merely a cover for opposition to the project for adding more housing.
Anonymous 2/20/2023 02:04 PM	Solar project on coastlines. The solar modules do not weight that much and it should require a specific study to prove that the extra weight will make the cliff collapse
Anonymous 2/20/2023 05:22 PM	Many of the smaller "Walls and Balconies" triggers could be handled administratively
Anonymous 2/20/2023 10:58 PM	Remodels should be allowed up to 85% of FAR without review. Notices should be sent to neighbors but if there is no overwhelming negative feedback, board approval should not be required.

Anonymous 2/20/2023 08:35 PM	Any project that meets building or zoning codes should not require a hearing.
Anonymous 2/20/2023 10:46 PM	Simple projects should be able to be streamlined.
Anonymous 2/21/2023 08:16 AM	parking exceptions should be removed from design review, quantify an amount of grading associated on a vacant lot in a single-family zone (how the Hillside Design District is listed). quantify the amount of vegetation removed which triggers design review
Anonymous 2/21/2023 09:08 AM	How about projects that are not asking for any discretionary approval, that meet all planning requirements for height, setback, FAR, etc. are exempt from design review.
Anonymous 2/21/2023 01:04 PM	ADUs
Anonymous 2/21/2023 12:00 PM	Project improvements that are not within view from public, landscape renovations
Anonymous 2/21/2023 11:46 AM	Renovations that don't alter the home in a significant way
Anonymous 2/21/2023 12:28 PM	Any projects would comply with planning regulations
Anonymous 2/21/2023 01:39 PM	The SFDB should not be regulating window size and modern architecture. The Mesa should not be regulated by the SFDB and public hearing. We submitted twenty letters of support in our public here and a member said he didn't care" what the neighbors said.
Anonymous 2/21/2023 01:20 PM	In general, less projects should be required to go through this process.
Anonymous 2/21/2023 02:22 PM	No one likes change . No one wants the space to be altered . But anyone has the write to do what they wish in there space within reason . So I guess the question is what’s within reason . Each city has to define there pentameters but they need to be clea

Anonymous 2/21/2023 02:04 PM	minor remodels
Anonymous 2/21/2023 02:29 PM	For in kind replacements with similar style, evidence of meetings with affected neighbors MAY be enough
Anonymous 2/21/2023 04:54 PM	One story residences, additions less than 40% of the original home, ADU's, projects that comply with objective zoning standards and general design guidelines.
Anonymous 2/21/2023 05:27 PM	No! Santa Barbara is beautiful & architecture should be too!
Anonymous 2/22/2023 05:42 AM	Reroofing in general. I think the staff review should be sufficient.
Anonymous 2/22/2023 09:45 AM	minor remodel work
Anonymous 2/22/2023 11:19 AM	Yes, remodels and minor additions for homes outside the HDD. There are too many minor improvements that trigger SFDB, wall height, grading for a pool and therefore outside the main building footprint, a window change for an existing two-story element.
Anonymous 2/22/2023 10:57 AM	I believe all residential projects below 4 units should be exempt from review. Design professionals should have the freedom with the hoeowner to develop the property how they see fit. Most of the time design review board is less qualified than the arch
Anonymous 2/23/2023 12:30 PM	Small additions with no modifications may be exempted. Projects that directly impact neighbors should not.

Optional question (153 response(s), 284 skipped)
Question type: Single Line Question

Q22 If you could change one thing related to the SFDB design review process what would it be? Please answer in a sentence or two, 255 character max.

Anonymous 2/08/2023 05:18 PM	Allow maximum freedom of design, as long as the project meets minimum standards. Do not ask for "the highest level of design".
Anonymous 2/08/2023 05:38 PM	The single biggest improvement might be for the city to have a city architect, who understands what issues a design review board might have and vets projects before the applicant it too far along.
Anonymous 2/08/2023 05:49 PM	Dramatically reduce the preview of the SFDB and limit the number of board members
Anonymous 2/08/2023 07:14 PM	Minimize the triggers for review.
Anonymous 2/09/2023 04:39 AM	Staff needs more training; board members need orientation to their roles and training, chair person is critical and should know how to run a meeting and what the ordinance and guidelines state so that they can organize and guide discussion for applicant
Anonymous 2/09/2023 09:42 AM	To limit the SFDB to comments strictly within their purview.
Anonymous 2/09/2023 11:26 AM	The PLN process should be removed for Single Family Projects. It is not needed there. SFDB should have the ability to provide PDA approval whenever they want. If land use is lagging, so what. Keep the project moving through the process faster.
Anonymous 2/09/2023 02:27 PM	change the boards negative attitude towards development, less emphasis on neighbors negative public comments who just dont want any change
Anonymous 2/09/2023 02:21 PM	For it to take 2 months or less, not 2 years. Not sending families to historical review, not caring about the color of gravel or exactly which shade of white
Anonymous 2/09/2023 02:40 PM	Speed
Anonymous 2/09/2023 02:22 PM	only review large houses.

Anonymous 2/09/2023 02:31 PM	Include in checklist that the building permit application can be started at the same time as LUP process.
Anonymous 2/09/2023 02:46 PM	shorter wait times to get on an agenda, clearer directions to applicants, allow deferrals to staff for ministerial review
Anonymous 2/09/2023 02:45 PM	Courtesy Inspections to begin work before Permit Card is issued.
Anonymous 2/09/2023 02:53 PM	Remove it all together -this didn't make the project 'better' it just created extra work, time and money to make them feel important
Anonymous 2/09/2023 03:07 PM	SFSB staff to clearly describe there comment and not add new comments at every hearing.
Anonymous 2/09/2023 03:02 PM	No comment
Anonymous 2/10/2023 10:33 AM	NA
Anonymous 2/09/2023 03:04 PM	Process should just be size bulk and scale not personal taste. It should not be about the minutia of the design. Board members have arbitrarily redefined neighborhood at times to be the property adjacent to the subject. That's not fair.
Anonymous 2/09/2023 03:02 PM	It seems mama making big decisions don’t even live in our area yet they have very strong opinions. It would be nice to hire people that own homes and live in the area.
Anonymous 2/09/2023 03:11 PM	I believe the system although original set in place to benefit the local community and homeowners has become a burden on homeowners to develop or improve their homes. Only to further create increased home cost and increased home values that are too high.
Anonymous 2/09/2023 03:23 PM	Remove individual who do not fallow the SB guidelines and who are subjective egotists who are on a power trip.

Anonymous 2/09/2023 03:25 PM	Collaboration. [redacted] would not listen to the reasons for the choice of materials. She was never available, gone for weeks at a time and uncooperative. I will never permit any project again bc of my horrible experience.
Anonymous 2/09/2023 03:37 PM	Have the board regulate construction quality and really bad design only. Style should not be a factor. What this City needs is high quality design and construction, not regulation of style.
Anonymous 2/09/2023 03:20 PM	The review process seemed to be consistent with the deadlines given on accela other than when someone was sick - totally understandable, and did not affect the timeline much. All staff was very responsive and supportive.
Anonymous 2/09/2023 03:33 PM	Other than exempt projects, two hearing max. per project and actionable determinations at each hearing. Concept is first, then PDA. No final. Building Dept. sends plans to planner for conformance with PDA approval. Remove barries = less architectural fee
Anonymous 2/09/2023 03:32 PM	Make sure that all the members of the board are qualified to participate in the review process. In my experience many were not.
Anonymous 2/09/2023 03:42 PM	SFBD members should not pretend they are the project architect. Saying things like, "I feel like it should be..." should be verbotten. Projects either meet te standards or they don't. As for interpretation of guildelines, ties go to the appilcant.
Anonymous 2/09/2023 03:40 PM	Increased competence and experience of examiner
Anonymous 2/09/2023 03:38 PM	Leave out personal design preferences and give clear directions for approvable concepts
Anonymous 2/09/2023 03:45 PM	Require that Board members serve the interests of both the applicants and the community.
Anonymous 2/09/2023 03:40 PM	Take personal opinions out of the process. Stick to code specific modifications

Anonymous 2/09/2023 03:42 PM	See previous comments, look for places to substract and look how to change the orientation of the SFDB to be very encouraging, solution oriented and extremely time sensitive, the carry cost for homeowners, builders etc is a lot.
Anonymous 2/09/2023 03:39 PM	Increased professionalism of board members, a limit to the number of years that board members are allowed to serve, increased training of board members on their actual purview
Anonymous 2/09/2023 04:41 PM	The city should revise their design guidelines to be what will actually pass. ie) current guidelines allow a building to be 30' tall, but we all know that SFDB will not let you build anything that tall.
Anonymous 2/09/2023 04:19 PM	Change thresholds of requiring a SFDB design review. Some board members and chairs seem unqualified and/or have conflicts of interest.
Anonymous 2/09/2023 04:05 PM	The process needs to be simple and helpful more of a guide. Owners should not be forced to make changes they do not want.
Anonymous 2/09/2023 05:10 PM	Reduce delays due to landscape reiews.
Anonymous 2/09/2023 05:11 PM	Give permits over the counter!!!
Anonymous 2/09/2023 05:17 PM	Learn from SLO county . Not so homogeneous
Anonymous 2/09/2023 05:56 PM	I would revert to utilization of an objective design criteria. The SFDB should only be utilized if the design is outside of those standards. Each iteration costs the client and architect time and money to the point of projects not being feasible.
Anonymous 2/09/2023 05:48 PM	Too many extra regulations/concessions added to project (storm water upgrades and similar)
Anonymous 2/09/2023 06:00 PM	too much egocentric and subjective discussion

Anonymous 2/09/2023 07:01 PM	SIMPLIFY. In the 90s design review was useful; now it is just a complex expensive bureaucratic nightmare that scares clients off and terminates good basic projects due to cost and capricious jud
Anonymous 2/09/2023 07:14 PM	all projects and adu should go thh
Anonymous 2/09/2023 07:18 PM	Change guidelines to rules
Anonymous 2/09/2023 08:46 PM	Remove public hearings
Anonymous 2/09/2023 09:15 PM	Board made up of members versed in landscape and architecture professions and capable of accurately reading drawings.
Anonymous 2/09/2023 09:51 PM	The rules need to be easier to understand. Staff needs to be informed. More staff needed.
Anonymous 2/09/2023 09:51 PM	Get rid of it when it's clearly unnecessary.
Anonymous 2/09/2023 10:10 PM	Discontinue and implement design review guidelines that staff can administer.
Anonymous 2/09/2023 10:15 PM	It should have a limit, let see 30 days since presented to the planning department, 45 days sounds reasonable
Anonymous 2/09/2023 10:19 PM	Shorter time frames, less restructions
Anonymous 2/09/2023 10:34 PM	Ensure that everyone including myself have the same guidelines and rules in order to create certainty. Have a process and you will not have so many builders, developers, families upset with the process.
Anonymous 2/09/2023 10:55 PM	If a Project meets guidelines no public hearing is needed.

Anonymous 2/10/2023 03:42 AM	We can’t all have luxury homes and those who live in lower income neighborhoods are trying to improve their homes for health, safety, environmental, and livability reasons. Some homes in the city just need updating and it is difficult to do that legally.
Anonymous 2/10/2023 04:36 AM	Eliminate the opinions
Anonymous 2/10/2023 07:31 AM	hard time limits on the process
Anonymous 2/10/2023 07:38 AM	I am not convinced SFDB enhances the quality of projects. Maybe eliminate SFDB.
Anonymous 2/10/2023 07:45 AM	That they stick to the process of determining if the plans conform to the guidelines. They should not be re-designing the projects as they want
Anonymous 2/10/2023 08:09 AM	Remove projects from SFDB agendas that do not need architectural scrutiny. Revise triggers to catch less projects and incentivize property owners to design projects in positive or less impactful ways to avoid design review process.
Anonymous 2/10/2023 07:59 AM	maintain the integrity of the neighborhood, i.e. size/style of homes, culture and peacefulness of neighborhood and protection of existing neighbors views
Anonymous 2/10/2023 08:09 AM	abolish it
Anonymous 2/10/2023 08:18 AM	Two year term limits on board members and more recruitment of new faces for the board. It's frustrating that the same people dominate the board for too long.
Anonymous 2/10/2023 08:42 AM	More open and focused on the design intent.
Anonymous 2/10/2023 08:55 AM	Dissolve it entirely

Anonymous 2/10/2023 09:23 AM	We need a "yes" mentality and generally a "let's move this project forward" mentality. It's the opposite.
Anonymous 2/10/2023 09:17 AM	First meeting should lay out all changes required and document them in minutes, then subsequent meetings should work through the minutes and check them off as resolved. This avoids new items added to avoid never ending review cycles.
Anonymous 2/10/2023 09:34 AM	The committee should be made up of nonpolitical professionals that are focused on architectural aspects with an open mind to our changing world architectural design.
Anonymous 2/10/2023 09:25 AM	I am a neighbor, not an applicant. The SFDB process is largely skewed in favor of the developers. The fact that there is no way to enter comments as a person attending without a project underscores that fact.
Anonymous 2/10/2023 09:51 AM	Discipline or removal of board members that are demeaning and rude to the applicants, ignore meeting protocol, and step outside of the guidelines and deny or sway members due to personal bias.
Anonymous 2/10/2023 09:49 AM	Having less required to get in front of the board for initial review and being able to meet with planners in person.
Anonymous 2/10/2023 09:57 AM	Arbitrary opinions of the board on project design.
Anonymous 2/10/2023 10:17 AM	When we applied for approval, five copies of our plans were required (costly at $100 per set.)
Anonymous 2/10/2023 10:21 AM	It is always intimidating. You work hard and spend money to design an improvement for your house and it always feels like your tastes are being judged by the SFDB. You don't really get a chance to interact in a meaningful way.
Anonymous 2/10/2023 10:18 AM	Clear handouts on what is approved and not going to be approved.
Anonymous	The checklist I was asked to complete is written in industry terms and

2/10/2023 10:20 AM	not easily understandable by a homeowner, even a short layman explanation of the requirements as part of the checklist would be super helpful.
Anonymous 2/10/2023 10:29 AM	give options
Anonymous 2/10/2023 10:57 AM	streamline and reduce oversight. Create objective design standards
Anonymous 2/10/2023 11:23 AM	The review process should stick to size bulk and scale. The board should not ask for a complete structural, mechanical and electrical to get SFDB Final.
Anonymous 2/10/2023 11:57 AM	Make it lightning fast.
Anonymous 2/10/2023 12:50 PM	That it get better respect, a better understanding of the historical nature of why it exists at all. Santa Barbara is not a normal city. If people don't want to play by its rule there are PLENTY of communities without design review!
Anonymous 2/10/2023 01:16 PM	Replace managment, improve lead time of review
Anonymous 2/10/2023 02:37 PM	Change their mentality, they think they are gods. We all have our opinions. If you ask me to critique the Arlington Theater, there are things that I would have done differently, but it was built and it's still beautiful. SFDB needs to calm down
Anonymous 2/10/2023 03:06 PM	The Board’s discretion should be constrained to items that would otherwise require a permit and discretion/findings clearly delineated for the Board and Public.
Anonymous 2/10/2023 03:09 PM	Do away with neighborhood compatibility
Anonymous 2/10/2023 03:43 PM	I would eliminate it for everything except Modifications

Anonymous 2/10/2023 06:29 PM	Disband the SFDR as it regularly intrudes on private property rights and serves no function other than to make housing prohibitively expensive to buy, rent, or remodel.
Anonymous 2/10/2023 07:48 PM	When obtaining permits, even for simple projects, that are measured in months rather than days or weeks is unacceptable. Such avoidable delays in projects negatively affect homeowners, builders, and suppliers, and gives Santa Barbara a terrible reputation
Anonymous 2/10/2023 06:43 PM	Not having to do the review for replacing exisiting materials. And Use common sense on the issue of living on a hill!!!
Anonymous 2/10/2023 08:13 PM	Allow home owners to be more creative in improving their property appearance. Remove from oversight any individual item, such as paint color, which a homeowner could change without a permit
Anonymous 2/11/2023 09:32 AM	requiring approximately equal time for each board member to speak so that one person doesn't monopolize the discussion and impose their ideas on the others
Anonymous 2/11/2023 11:39 AM	Increase the frequency of meetings to avoid long scheduling delays.
Anonymous 2/11/2023 06:20 PM	SFDB review process is a joke. We own our homes and should be able to do what we want with them as long as it does not encroach upon our neighbor's property.
Anonymous 2/12/2023 05:55 AM	SFDB should be a commentary body as oppose to an approval body. Staff approve. Those who don't feel the approval was appropriate can appeal staff decision to SFDB (and then to PC/CC) for review.
Anonymous 2/12/2023 09:21 AM	I will focus on the design Int self of the existing residence and not do much of the neighbor after all all residential areas are not exactly similar or the same
Anonymous 2/12/2023 09:15 AM	Reduce quantity of projects subject to its review. Term limits for Board members, 4 yrs.

Anonymous 2/12/2023 12:11 PM	Allow email responses to the accounting form in re project costs; have expanded hours for form drop off at Garden street
Anonymous 2/13/2023 11:51 AM	I don't agree that every house on the block should look the same. Good architecture speaks for itself.
Anonymous 2/13/2023 10:00 AM	The city has no right to decide a homeowners design. If I want black window frames and the design review says they should be rubbed bronze that's crazy. They are close enough the homeowner should be able to pick their own materials within reason.
Anonymous 2/13/2023 10:46 AM	Have staff that can and will make simple decision instead of funneling everything to the review board. Seems to be a catch-all or money maker.
Anonymous 2/13/2023 10:59 AM	Eliminate the Hillside review portion, most of SB is on a hillside!
Anonymous 2/13/2023 11:45 AM	Need to re-evaluate Summerland input! Ortega Ranch HOA Architecture Committee does not support restricting beige color! [redacted] should NOT be dictating, bullying, threatening all neighbors! Chair of architecture committee, willing to focus group
Anonymous 2/13/2023 11:52 AM	having members that are architectural trained. removing the bias toward architectural style of members. Application of the hard FAR 85% bias
Anonymous 2/13/2023 12:11 PM	Speed up the process significantly and only require changes that are clear in the guidlines, not personal design choices
Anonymous 2/13/2023 12:39 PM	A universally accepted standard in writing that SFDB must adhere to.
Anonymous 2/13/2023 12:51 PM	Abolish the whole board. Any design review should be purely objective, completed by city employees who can be held accountable for their decisions.
Anonymous	Time it takes to get on an agenda.

2/13/2023 01:02 PM

Anonymous
2/13/2023 01:16 PM

Board members should be REASONABLE. Multiple reviews are damaging to the timeline and budget of every Project. Board members must be thorough in the very first review and not be allowed to add additional concerns in subsequent reviews.

Anonymous
2/13/2023 01:19 PM

Most of the board members were not very nice, had strong personal opinions that we felt were out of the scope of the boards jurisdiction. The whole process was frustrating, expensive, stressful and traumatic. It was a HORRIBLE process.

Anonymous
2/13/2023 01:28 PM

Too slow and too inconsistent. Some projects just green light right through and others are tied up for years. Just trust property owners, make the process easy. Go look at cities that do it right -- copy them.

Anonymous
2/13/2023 02:56 PM

Process needs streamlining. Board members need to be reminded of what they are and aren't legally allowed to influence.

Anonymous
2/13/2023 04:26 PM

Your staff were needlessly slow with all aspects of the review process. This is unacceptable--my taxes pay your salaries.

Anonymous
2/13/2023 05:01 PM

they should only be reviewing projects in regards their mass, bulk, and scale from the public view. not in relation to protecting neighbor views or catering to neighbor desires. Additionally, the SFDB should put preference of one arch style above others

Anonymous
2/13/2023 05:15 PM

No new comments after prior comments have been addressed. Moreover, 100% FAR should be allowed all the time.

Anonymous
2/13/2023 06:16 PM

Santa Barbara has to approve residential and commercial properties in a timely manner. People go broke trying to get their projects through to beautify this town. Businesses go out of business waiting for their permits. Downtown is a ghost town!

Anonymous
2/13/2023 08:31 PM

Rational fee schedule and timeline. The process left me thinking that maybe selling and buying a house that fit my current needs better would have been more cost effective and less stressful

Anonymous 2/13/2023 10:32 PM	Be prepared, concise, and if want a chsnge then state what it will approve instead of making architect owner guess so it doesn't create a 3-4th meeting. Focus on large projects not a simple house improvement project
Anonymous 2/14/2023 08:54 AM	The projects should be reviewed for mass, bulk and scale. The reviews have gotten well beyond that. Too much personal design opinion. And too much information is being asked for at an early design stage
Anonymous 2/14/2023 09:25 AM	make it faster
Anonymous 2/14/2023 10:29 AM	The staff that slow walks everything, multiple times, before handing it off to the design board
Anonymous 2/14/2023 01:22 PM	Fear that personal bias will form the outcome. There should be an easy appeals process.
Anonymous 2/14/2023 02:39 PM	Planner and agenda timelines are too long- more staff should be hired as needed to accommodate the workload. More projects can be reviewed administratively or on the consent calendar. Average time for approval should be reduced to 4 months.
Anonymous 2/14/2023 02:54 PM	Would love to be allowed to submit (even at owner's/applicant's risk) to the building department prior to receiveing Final SFDB approval.
Anonymous 2/14/2023 03:06 PM	The lead up, being the inhouse staff review. I think the benchmark for an application to be determined complete is too in depth
Anonymous 2/14/2023 03:46 PM	Make it less arduous, eliminate the small pedantic comments. Most people are just trying to make their house a home, and lot of the rules and comments are unnecessary, and actually a little mean.
Anonymous 2/14/2023 05:10 PM	Better trained staff and timely responsive. Total 9 months to deliver 20 letters to neighbors, then told to send via registered mail to 20 homeowners including drawing and workshop at my home to explain project. Only person that showed up was my architect

Anonymous 2/14/2023 05:01 PM	One or two members shouldn't sway the board to their position. [redacted] was worthless naysayer. [redacted] was a continued mistake as an opinioned Professor who only knew his way. [redacted] was opinioned but was OK with it not being his style.
Anonymous 2/15/2023 06:39 AM	Time and high cost of it takes to get things through. It seems the costs are arbitrary especially in relation to size of projects. We need a more efficient process. Please approve and permit my project please. Its 2+ years.We have done all asked.
Anonymous 2/15/2023 06:58 AM	With better defined guidelines for approval, homeowners/architects/etc. can receive approval in 3 months or less.
Anonymous 2/15/2023 09:44 AM	Expedite the process
Anonymous 2/15/2023 12:48 PM	Reduce the triggers for requiring SFDB review
Anonymous 2/15/2023 02:02 PM	Compensate board members for their time. That's one reason is been hard to get qualified canidates.
Anonymous 2/15/2023 02:51 PM	fast track SB9 lot split permits if they meet the minimum state law requirements.
Anonymous 2/15/2023 04:52 PM	filter neighbor comments to those that truely are within the zoning pervue. Stop letting neighbors rule the meeting comments. The board exercise its knowledge of good design to allow things that people are fighting against because they dont want change
Anonymous 2/15/2023 03:05 PM	Make is easier to get conceptual review with concept level plans. Detailed compliance should come later.
Anonymous 2/15/2023 06:22 PM	Eliminate the 30 review letter for initial reviews. We wouldn't need everything figured out for conceptual or preliminary review. We can have more of a dialogues with the board if we get their feedback early, now we need it ready for permit before review.
Anonymous	Fewer triggers for SFDB review. It should only be for new homes, or

2/15/2023 06:35 PM	remodels where the size of the home is increasing by 50% or exceeding the max FAR.
Anonymous 2/16/2023 08:02 AM	Turnaround time, more combined approvals. More approvals on consent.
Anonymous 2/16/2023 09:15 AM	Change the process to a more rational and common sense process.
Anonymous 2/16/2023 12:54 PM	Mandatory response times from planning staff and additional presentation time for applicant teams to respond to public comment
Anonymous 2/16/2023 03:19 PM	There cannot be subjective opinions based on "preference" from the board. Their single task should be to qualify whether a project complies with the desing regulations of the City of SB. Anything else conflicts with personal right and is an over reach. .
Anonymous 2/16/2023 07:27 PM	The board can't distinguish between objective and subjective comments. You can dislike a project that doesn't meet your style preferences but still deem it appropriate. Too much weight on compatibility of style. Most neighborhoods have an eclectic mix
Anonymous 2/17/2023 03:23 PM	Have simple criteria. Meet it and move on. The subjective bs is ridiculous
Anonymous 2/18/2023 05:41 PM	Clear guidelines that the board adheres to. Rulings based on meeting guidelines, not board arbitrary opinions. Quicker turnaround of minor issues like ours.
Anonymous 2/19/2023 08:48 AM	Experienced members with training of what their role is.
Anonymous 2/19/2023 10:10 AM	Consider updating planning documents with more decision trees (flow charts) to help user to navigate the plan submittal requirements based on the scope of the project
Anonymous 2/19/2023 09:54 AM	more professionals on Board

Anonymous 2/19/2023 10:29 AM	Feedback/reviews process for the "experts" required to be involved on projects so the SFDB is aware of those experts actual capability, not just their license.
Anonymous 2/19/2023 12:55 PM	Board members that understand how to make motions, minutes that reflect specific issues discussed by board members. Board members and staff who actually go out and visit projects sites. Explanation to public the boards purview.
Anonymous 2/19/2023 04:02 PM	less personal design opinions from individual board members
Anonymous 2/19/2023 04:27 PM	provide clear guidelines to SFDB board members, minimize their power by having planning staff be the only ones to determine which additional materials are required at the hearings, have 30-day review only at the beginning of the project, not ongoing
Anonymous 2/20/2023 10:35 AM	Create clear guidelines of what the board is reviewing and create accountability from the board to adhere to this. The atmosphere should be encouraging and supportive of homeowners and designers and find ways to work to support them.
Anonymous 2/20/2023 09:36 AM	See Above
Anonymous 2/20/2023 10:35 AM	sensitive to the need of property owner interms of cost and questionable requirements
Anonymous 2/20/2023 11:27 AM	I'd appreciate board members who understand good design. Who realize that forcing 8-foot plate heights across the board is poor design. They have to understand the cost implications of comments and recognize unique solutions.
Anonymous 2/20/2023 12:42 PM	abolish all design review altogether, or comment only on a project's conformance with zoning.
Anonymous 2/20/2023 12:38 PM	Board members should all be professionals. The citizen neighbor members always come with a political agenda and do not impartially consider the project. There should be encouragement from elected officials to appoint leaders in the field that have a pro

Anonymous 2/20/2023 02:07 PM	Wait times to get in front of the board - more hearings and faster processing
Anonymous 2/20/2023 02:31 PM	Objectively apply design standards
Anonymous 2/20/2023 04:03 PM	Not have personal opinions on architecture or usefulness or “what a homeowner should be ok with”
Anonymous 2/20/2023 05:22 PM	Look for ways to have things approved administratively, look to speed up completeness review process, many resubmittals shouldn't need the full 30 days. The time and delays are the biggest issue we're having. Provide more objective standards.
Anonymous 2/20/2023 10:58 PM	The process is inequitable and exacerbating the housing crisis in Santa Barbara. As a result, people either go around the system or make no improvements which does not benefit our neighborhoods. I would do away with the board entirely.
Anonymous 2/20/2023 05:51 PM	More professional board members
Anonymous 2/20/2023 08:35 PM	Eliminate hearings for any project that meets building codes and zoning regulations. If hearings are required, public speakers should be limited to neighbors on lots directly adjacent. Speakers should be required to provide evidence of proximity
Anonymous 2/20/2023 09:02 PM	This process should take no more than 1-2 hours working with professionals. Stop with the theatrics and be professional.
Anonymous 2/20/2023 10:46 PM	When staff makes a mistake, the homeowner should not be the one to suffer the consequences.
Anonymous 2/21/2023 08:16 AM	add more projects to the consent agenda and look at what projects could be removed from the full board and/or what could be a staff level administrative design review pproval
Anonymous	I would change that the SFDB cannot comment on architectural style.

2/21/2023 09:08 AM	
Anonymous 2/21/2023 01:04 PM	The process of SFDB is draining to the creativity of the designer and architects. It limits the creativity and also reducing the chances of people completing project that would benefit the community.
Anonymous 2/21/2023 12:13 PM	The SFDB should focus on neighborhood/community compatibility, encourage good design, and be objectively open-minded to its many architectural styles and forms, whether or not a particular style is their personal preference.
Anonymous 2/21/2023 12:00 PM	Board's strict adherence to their purview (design guidelines), and staff correcting the board as required to help guide them back to their purview (not personal tangents straying from the guidelines).
Anonymous 2/21/2023 11:46 AM	Length of time
Anonymous 2/21/2023 12:28 PM	Faster processing
Anonymous 2/21/2023 01:39 PM	I'd eliminate it completely or make sure there is someone on there from SCiARC. And a lawyer.
Anonymous 2/21/2023 01:20 PM	Do not let opinions of others (neighbors) alter the requirements by the board. Hold everyone to the same standard no matter what a neighbor(s) think(s). Do not give power to the NIMBY's.
Anonymous 2/21/2023 02:22 PM	I would go directly to city council and not waist my time. I
Anonymous 2/21/2023 02:04 PM	create a streamlined priority service for applicants who rank high in making complete quality applications to the City.
Anonymous 2/21/2023 02:29 PM	Pre-meetings with staff or members before project design completion, meeting prep.
Anonymous 2/21/2023 04:54 PM	Require staff planner to attend the hearing and do a staff report setting out the purview of the board and and encourage the board to

	stick to objective comments based on regulations rather than personal preference. Maintain decorum.
Anonymous 2/21/2023 05:27 PM	Require professional architects to be on the board who understand good design for all types of architecture that is appropriate for the site.
Anonymous 2/21/2023 07:10 PM	Clarity and specificity
Anonymous 2/21/2023 10:39 PM	The length of time and nitpicky comments associated with the process
Anonymous 2/22/2023 05:42 AM	Tell me the parameters on what will be an acceptable type of material to be used on roofs in Santa Barbara and we will attempt to adhere to this, but metal roofs are a viable eco friendly product that should not be outlawed.
Anonymous 2/22/2023 09:45 AM	SFDB should not hold the opinion that it is their job to make all projects better. The board should approve well designed projects without feeling that it is their obligation to suggest changes.
Anonymous 2/22/2023 11:19 AM	Fewer triggers to require SFDB
Anonymous 2/22/2023 10:57 AM	not have it
Anonymous 2/22/2023 12:36 PM	Reduce the submittal requirements, shorten & simplify the staff review process. The City has made this WAY too hard.
Anonymous 2/23/2023 12:30 PM	Number of meetings - limit to 2 or 3.

Optional question (189 response(s), 248 skipped)
Question type: Single Line Question

Q23 This survey is confidential. However, if you wish to be involved in future focus groups about SFDB process improvements, please provide your email address below.

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2/08/2023 05:38 PM
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Optional question (58 response(s), 379 skipped)
Question type: Email Question