City of Santa Barbara
SINGLE FAMILY DESIGN BOARD
CONSENT MINUTES
APRIL 18, 2022

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

ATTENDANCE

Members present: Miller and Klein
Staff present: Reidel and Fennessy

GENERAL BUSINESS

Public Comment:

Correspondence from Mahesh Balakrishnan & Monisha Jayakumar was acknowledged.

PROJECT DESIGN APPROVAL & FINAL APPROVAL

A. **1709 BATH ST**

<table>
<thead>
<tr>
<th>Assessor's Parcel Number:</th>
<th>027-082-013</th>
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<tbody>
<tr>
<td>Zone:</td>
<td>R-MH</td>
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<tr>
<td>Application Number:</td>
<td>PLN2021-00475</td>
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<tr>
<td>Owner:</td>
<td>Easton Konn</td>
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<tr>
<td>Applicant:</td>
<td>Ken Dickson, Windward Design Services LLC</td>
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(This is a revised project with a reduced scope of work. Proposal to renovate the existing 1,132 square foot single-unit residence throughout, demolish a detached 432 square foot garage, and 532 square foot as-built addition. Project includes construction of a new 38 square foot storage shed, two new uncovered parking spaces to be located behind the residence, replacement and extension of the driveway, and hardscape and landscape improvements. Project will address violations outlined in ENF2019-00004. The proposed total of 1,132 square feet on a 7,500 square foot lot is 37% of the maximum guideline floor-to-lot area ratio.)
Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on March 28, 2022.

Project Design Approval and Final Approval with a comment and findings:
1. The planted retention area shall be planted appropriately.
2. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   c. The proposed buildings and structures are designed with quality architectural details to match existing and are appropriate. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
   e. The public health, safety, and welfare are appropriately protected and preserved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting with the fencing and landscaping along the property line.
   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

The ten-day appeal period was announced.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 1335 W VALERIO ST
   Assessor's Parcel Number: 041-081-008
   Zone: RS-6
   Application Number: PLN2022-00076
   Owner: Nicolas Galvan
   Applicant: Tilton Jones

(Proposal to demolish an aluminum framed 320 square foot addition at the rear of the existing residence located in the Hillside Design District, and construct a new 343 square foot addition in the same location. Project includes replacement of the front entry door with French doors, and front facing double hung wood windows with energy efficient horizontal sliders. The proposed total of 1,755 square feet on a 6,058 square foot lot is 65% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.

Project Design Approval and Final Approval with findings:
1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
e. The public health, safety, and welfare are appropriately protected and preserved.
f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

2. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
   b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

The ten-day appeal period was announced.