City of Santa Barbara  
SINGLE FAMILY DESIGN BOARD  
CONSENT MINUTES  
TUESDAY, JULY 5, 2022

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

BOARD MEMBERS:  
Brian Miller, Chair  
Leslie Colasse, Vice Chair  
Ohan Arakelian  
David Brentlinger  
Katie Klein  
Joseph Moticha

CITY COUNCIL LIAISON:  
Meagan Harmon

PLANNING COMMISSION LIAISON:  
Sheila Lodge

STAFF:  
Ellen Kokinda, Design Review Supervisor  
Heidi Reidel, Planning Technician I  
Kathleen Goo, Commission Secretary

ATTENDANCE

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

REVIEW AFTER FINAL APPROVAL

A. **118 RAMETTO RD**  
Assessor's Parcel Number: 015-212-008  
Zone: RS-25  
Application Number: PLN2021-00025  
Owner: Khosrow Hajikhani  
Applicant: Ken Dickson, Windward Engineering

(Proposal for a new 3,699 square foot single-family residence with a 1,203 square foot basement and 761 square foot detached garage to be constructed on a vacant 1.42 acre lot. A Minor Zoning Exception was granted on October 11, 2021 allowing the trash enclosure to be located in the front yard. The proposed 5,062 square feet of development, on a 61,855 square-foot lot, is 97% of the maximum guideline floor-to-lot area ratio.)

Review After Final is requested for door and window changes, spa and driveway relocation, wall and patio stairway reconfiguration, and grading driven foundation and framing alterations. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on **October 11, 2021**. Project received Final Approval on **January 31, 2022**, which is when the project was last reviewed.

No public comment.

Approval of Review After Final with the comment that the project is in substantial conformance to the plans that received Project Design Approval on October 11, 2021, and the condition that larger shrubs be planted along the increased height walls.
B. **2808 CLINTON TERRACE**

Assessor's Parcel Number: 051-274-012  
Zone: RS-7.5/USS  
Application Number: PLN2021-00420  
Owner: Steven Ramirez  
Applicant: Morgan Solorio, Becker Henson Niksto Architects

(Proposal to replace and expand an existing 90 square foot balcony and associated roofing with a new 228 square foot balcony, new roof cover, and a new exterior stairway. Project also includes the demolition of the existing rear patio and steps and the construction of a new spa alcove with steps, the relocation of the A/C condenser, new landscaping, new driveway gate, and interior alterations. The total 3,088 square feet of development on a 8,955 square foot lot is 90% of the maximum required floor-to-lot area ratio. No new floor area is proposed as part of this project.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on December 20, 2021, which is when the project was last reviewed.

No public comment.

**Final Approval as submitted with the comment that the project is in substantial conformance to the plans that received Project Design Approval on December 20, 2021.**

The ten-day appeal period was announced.