



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES APRIL 8, 2024

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Jennifer Lewis, *Chair*
Lauralee Anderson, *Vice Chair*
Katie Gerpheide
Dawn Sherry

CITY COUNCIL LIAISON:

Mike Jordan

PLANNING COMMISSION LIAISON:

Sheila Lodge

STAFF:

Ellen Kokinda, Design Review Supervisor
Sebastian Herics, Assistant Planner
Joanie Saffell, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Vice Chair Anderson.

ATTENDANCE

Members present: Anderson, Gerpheide, and Sherry
Members absent: Lewis
Staff present: Holly Garcin, Assistant Planner; Herics, and Saffell

GENERAL BUSINESS

A. Public Comment

Written correspondence from Derek Booth and Stephanie Moret was acknowledged.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **March 25, 2024**, as amended.

Action: Gerpheide/Anderson, 3/0/0. (Lewis Absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **April 8, 2024**, as reviewed by Board Member Gerpheide.

Action: Gerpheide/Anderson, 3/0/0. (Lewis Absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

No Announcements

(3:15PM) NEW ITEM: CONCEPT REVIEW

1. **209 MOHAWK RD**

Assessor's Parcel Number: 041-342-001
Zone: E-3/SD-3
Application Number: PLN2023-00323
Owner: David D. Miller-Smith
Applicant/Architect: Susan Sherwin, HSA Studio

(Proposal to construct a two-story detached accessory building consisting of a 470-square-foot first floor two-car garage, a 230-square-foot first floor workshop, and a 762-square-foot second floor one-bedroom Accessory Dwelling Unit (ADU) including a 68-square-foot second story balcony, a 310-square-foot roof deck including privacy screening, and an exterior ingress/egress stair. The project is associated with an existing 2,043-square-foot one-story single-unit residence, including a 400-square-foot unfinished basement. The proposal includes retaining an as-built 76-square-foot lanai in the rear of the parcel. The site is located in the Coastal Non-Appealable Jurisdiction and requires Staff Hearing Officer review and an approval of a Coastal Development Permit for the proposed ADU. A ministerial Coastal Exemption is required for the garage, workshop, and improvements to the existing single-unit residence. The proposed total of 3,905 square feet of development on an 11,625-square-foot lot is 99% of the maximum required floor-to-lot area ratio (FAR).

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings will be required when the project is reviewed for Project Design Approval.

Actual time: 3:14 p.m.

Present: Susan Sherwin, Architect, HAS Studio; Gabe Miller-Smith, Representing Owner

Staff comments: Holly Garcin stated that Staff is looking for comments on size, bulk, scale, aesthetic appropriateness in terms of meeting the SFDB Guidelines. Staff is hoping to take some positive comments to Staff Hearing Office who will review the Coastal Development Permit for the Accessory Dwelling Unit (ADU). The project will then return to the Single Family Design Board for Project Design Approval and Final Approval. As the project description states, it is currently over 85% of the required floor-to-lot area ratio (FAR). Staff requests the FAR Supplemental Requirements be waived today at the Board's discretion. The unfinished basement could not be excluded and is part of the FAR calculation and is about 400 square feet.

Public comment opened at 3:24 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Full Board Officer with comments:

1. The Board generally supports the siting and the size, bulk, and scale of the proposed structure.
2. Due to the technical nature of the inability to remove the square footage of the basement of the main house from the FAR (floor-to-lot area ratio), the Board is in

- support of the applicant not providing the Supplement FAR submittal requirements for review and approval.
3. Study the spiral stair on the southwest portion of the proposed structure and confirm location and size to demonstrate code compliance and aesthetic compatibility with the rest of the structure.
 4. Study incorporation of additional architectural details to enhance the proposed structure.
 5. Provide additional information providing views to neighboring properties from the proposed roof deck.

Action: Sherry/Anderson, 3/0/0. (Lewis Absent.) Motion carried.

*** MEETING ADJOURNED AT 3:54 P.M. ***