



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 15, 2024

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://SantaBarbaraCA.gov)

### BOARD MEMBERS:

Jennifer Lewis, *Chair*  
Lauralee Anderson, *Vice Chair*  
Leslie Colasse  
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

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## ATTENDANCE

Members present: Sherry  
Staff present: Herics and Saffell

## CONTINUED ITEM: PROJECT DESIGN APPROVAL

A. [225 SALIDA DEL SOL](#)  
Assessor's Parcel Number: 045-121-006  
Zone: E-3/SD-3  
Application Number: PLN2023-00515  
Owner: Our Monkey Business, LLC  
Sarita Bhatt, Agent  
Applicant/Architect: Jim Davis, Wade Davis Architects Inc.

(Proposal to construct a 34-square-foot first floor addition, and a 582-square-foot second floor including a 290-square-foot deck and a 497-square-foot deck, to an existing 1,635-square-foot single-story single-unit residence in the Coastal Zone Non-Appealable Jurisdiction. An existing two-car garage will remain. The proposed total of 2,668 square feet of development on a 7,935 square foot lot is 84% of the maximum required floor-to-lot area ratio (FAR).)

**Project Design Approval is requested. Neighborhood Preservation Findings are required. Project was last reviewed on February 26, 2024.**

### **Project Design Approval and Final Approval with comments:**

1. The Applicant to provide a detail for the gable corbel details to extend beyond the fascia to match existing.
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 and matches the high level detailing of the existing residence.

- b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are 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. The massing of the second story addition is appropriately sized and scaled.
- d. Removal of healthy, non-invasive trees is not proposed for this application. No trees proposed to be removed.
- 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. Due to the low wall railing around the upper level deck over garage and the development including the proposed structures and grading preserves the public scenic views of the hillside.

### **NEW ITEM: CONCEPT REVIEW**

<b>B.</b>	<b><u>1575 LAS CANOAS RD</u></b>	
	Assessor's Parcel Number:	021-110-006
	Zone:	RS-1A
	Application Number:	PLN2024-00059
	Owner:	Gregory J Schmandt Revocable Trust Gregory J Schmandt, Trustee
	Applicant/Designer:	Greg Schmandt, The Schmandt Group Inc.

(Proposal for a 1,167 square foot addition to the existing 3,055 square foot single-story home after demolition of 612 square feet of the main residence and the 525 square foot attached garage, new roofing, exterior siding and plaster, door and windows, a new 430 square-foot two-car detached car port, and a new 199 square foot deck and 378 square feet of terraces. The total proposed 4,411 square feet on a 76,354 square foot lot is 82% of the maximum guideline Floor Area Ratio.)

**No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.**

#### **Continue indefinitely to Consent with comments:**

1. The project is ready for Project Design Approval and Final Approval pending receipt and review of all required materials.
2. Proposed alterations and additions to property are appropriate and hidden from public views as well as views from neighboring parcels.
3. The mass, bulk, and scale are appropriate as submitted.

**NEW ITEM: CONCEPT REVIEW****C. 1059 SUMMIT RD**

Assessor's Parcel Number: 009-091-028  
Zone: A-2/SD-3  
Application Number: PLN2023-00449  
Owner: Jeannette P Root & Kevin C Root  
Applicant/Designer: Mark Morando, Morando Design

(Proposal to retain unpermitted retaining wall and fencing and associated grading, and permit resurfacing of tennis court to abate ENF2022-00174. The proposed hedges and walls with guardrails are within an easement. An Administrative Minor Exception is needed to exceed fence, wall, and hedge heights within interior setbacks.)

**No final appealable decision will take place at this hearing. Staff requests comments for project design supportability for an Administrative Minor Exception for fence and wall heights within interior setbacks. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required when the project is reviewed for Project Design Approval.**

Public comment:

The following individuals spoke:

1. Michael Brelje
2. Bill Medel

**Continue indefinitely to Consent with comments:**

1. The materiality and heights of the as built walls, the resurfacing of the tennis court, the hedge material and the as built landscaping appear to be aesthetically appropriate for the project.
2. The Applicant should return to Consent agenda after confirmation of whether the proposed fences and hedges are allowed to be maintained in the easement area as designed.

**NEW ITEM: CONCEPT REVIEW****D. 602 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 019-333-017  
Zone: RS-15  
Application Number: PLN2023-00478  
Owner: Brian T Noel & Jill K. Norman  
Applicant/Designer: Ken Dickson, Windward Design

(Proposal for an expanded second floor deck to 243 square feet, and 33 square foot additions to the second and third floors on an existing 2,445 square foot three-story residence with a ground floor 593 square foot ADU, new and altered windows, entryway, siding, roofing, and rear-yard retaining walls. As designed, the project requires a Minor Zoning Exceptions for height and volume increase in setbacks.)

**No final appealable decision will take place at this hearing. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Minor Zoning Exception Findings will be required when the project is reviewed for Project Design Approval.**

**Continue indefinitely to Consent for Project Design Approval and Final Approval with comments:**

1. The proposed enlarged decks and third story roof height increase on the Southwest corner and the proposed material choices are appropriate to the design.
2. The Applicant to study the transitions between materials carefully to define the locations and method of joining two materials in the same plain. This occurs between stucco, cementitious siding, and sandstone in varying combinations.
3. The Board looks forward to additional detailing of the proposed steel knee bracing, deck framing and associated connections to the southeast and southwest corners, material transitions, architectural details, and new windows.