



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 22, 2024

11:00 A.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

ATTENDANCE

Members present: Sherry

Staff present: Mary Ternovskaya, Planning Technician; Carly Earnest, Assistant Planner; and Saffell

CONTINUED ITEM: FINAL APPROVAL

A. 41 NORTHRIDGE RD

Assessor's Parcel Number: 055-120-004

Zone: RS-1A

Application Number: PLN2023-00244

Owner: Chase Jerome McLaughlin Jr. & Kirsten Garey McLaughlin

Applicant/Designer: Ken Dickson, Windward Design Services

(Proposal for a new 6-foot-tall retaining wall with guard rail, access stairs, spa, and 350 square foot patio, removal of 496 square feet of paving to reduce the overall existing patio and paving on site, and removal of a shed from an interior setback.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on January 22, 2024.

Continue indefinitely back to Consent with comments:

1. Provide specifications and details for the proposed railing.
2. Clarify proposed retaining wall heights, location, and material.
3. Clearly outline the existing condition of the retaining wall heights on the plan.
4. The Applicant to consider vines that would screen the wall, in addition to the proposed Lemonade Berry and Coyote Bush, if the proposed wall is higher than 5 feet.
5. Provide a cross section through the proposed site from the deck level down to the finished grade at the lowest point of the lowest retaining wall on site.

CONTINUED ITEM: REVIEW AFTER FINAL APPROVAL**B. 222 MESA LN**

Assessor's Parcel Number: 041-322-009
Zone: E-3/S-D-3
Application Number: PLN2020-00612
Owner: Tyler & Brittany Dobson
Applicant: Matt Hepner, Matt Hepner Design

(Proposal for additions and alterations, including an interior remodel to the existing one-story, single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone, involving a 649-square-foot one-story addition, a 387-square-foot front porch, a 275-square-foot covered patio at the rear, a 219-square-foot roof deck, and replacement of fencing. The project includes a new 420-square-foot attached garage, as the existing 303-square-foot detached garage will be converted into an accessory building. To accommodate the new garage location, the project includes demolition of the existing driveway and curb cut and construction of a new driveway and curb cut. Staff Hearing Officer approval was granted on June 30, 2021, for an Interior Setback Modification allowing for the conversion of the existing garage to an accessory building. Planning Commission approval was granted on October 6, 2022, for a Net Floor Area (Floor to Lot Area Ratio) Modification and Front Setback Modification. The revised project has reduced in scale so that the Floor to Lot Area Ratio Modification and Front Setback Modification are no longer required as the second story to accommodate an Accessory Dwelling Unit (ADU) has been eliminated from the project and an uncovered parking space to serve the ADU is no longer proposed. The proposed total of 2,825 square feet on an 8,009-square-foot lot is 89% of the maximum guideline floor-to-lot area ratio, which is a reduction of 585 square feet from the previously approved project.)

Review After Final Approval is requested for elimination of the previously approved second story and resulting minor alterations. Project requires substantial conformance to the plans that received Project Design Approval and Final Approval on October 31, 2022.

Review After Final Approval with Comments.

1. The Board suggests the garage door header be raised plus or minus six inches to minimize the plaster as visually seen from the front elevation between the top of the header to the plate line.
2. This Project substantially conforms to the plans that received Project Design Approval and Final Approval on October 31, 2022.

*** The item was heard out of agenda order. ***