



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES APRIL 29, 2024

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

ATTENDANCE

Members present: Lewis

Staff present: Ted Hamilton, Project Planner; Mary Ternovskaya, Planning Technician; and Saffell

CONTINUED ITEM: FINAL APPROVAL

- A. [1416 MANITOU RD](#)
Assessor's Parcel Number: 049-222-013
Zone: RS-15
Application Number: PLN2023-00443
Owner: Udaya K & Vijaya Shetty Revocable Living Trust
Udaya K Shetty and Vijaya Shetty, Trustees
Applicant/Architect: Alex Pujo, Pujo & Associates Inc.

(Proposal for a 174 square foot addition to an existing 1,696 square foot single-story home with an attached 493 square foot garage and detached 238 square foot garage, construction of a detached 447 square foot hobby room with a 115 square foot deck in the backyard, planting of two coastal live oaks, and request to permit as-built window and door replacements. The project resides in the Hillside Design District.)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on March 25, 2024.

Final Approval with the comment that the plans substantially conform to the plans that received Project Design Approval on March 25, 2024.

CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL

B.	<u>3239 CLIFF DR</u>
Assessor's Parcel Number:	047-082-022
Zone:	A-1/SD-3
Application Number:	PLN2023-00310
Owner:	Downton Shabby, LLC Kristen & Bob Raskof, Managing Members
Applicant/Architect:	Melisa Turner, DesignARC Inc.

(Proposal to construct a detached 1,200-square-foot, one-story accessory dwelling unit (ADU) located in the appealable jurisdiction of the Coastal Zone. The ADU is not under Design Review purview. Project also includes associated flat work, site walls, stairs, raised wood decks, a 622-square-foot roof deck and green roof, planters, and revised landscape and storm water improvements. Approval of a Coastal Development Permit is required by the Staff Hearing Officer. A 3,620-square-foot two-story residence and a 484-square foot garage will remain and are not under the SFDB purview (PLN22020-00252 and BLD2022-02169). The proposed total of 5,304 square feet of development on a 30,751-square-foot lot is 102% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last heard December 18, 2023.

Project Design Approval and Final Approval with comments:

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. The heights are low and minimal, and the applicant provides natural materials that blend in with the site.
 - 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. The railings at the roof deck are minimal, and the bronze or black colors provide a streamlined finish.
 - d. Removal of healthy, non-invasive trees is not proposed for this application or significantly impact any designated specimen trees historic or landmark tree. The proposed project to the maximum extent feasible protects healthy and noninvasive trees with a trunk diameter of 4" or more. The landscaping is minimal and supportive of the natural terrain.
 - 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. The neighbors are in support of the roof deck.
 - 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 structures and the overall height of structures. The roof deck and minimal site work utilize natural colors to blend in with the site.
3. The green roof planters have been removed from the scope of the project.

CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL**C. 911 ALAMEDA PADRE SERRA**

Assessor's Parcel Number: 029-330-027
Zone: RS-15
Application Number: PLN2022-00338
Owner: Kevin Brown
Applicant / Designer: Adam Cunningham

(Proposal for an interior and exterior remodel of an existing 2,278 square foot, single-unit residence located in the Hillside Design District. Project includes 89 square feet of additions, structural reinforcements, new doors, and windows, two new wrought iron Juliette balconies, a new 172 square foot wood deck, and new smooth plaster finish and paint color. The proposed total of 2,864 square feet on a 53,579 square foot lot is 56% 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 was last heard October 9, 2023.

Project Design Approval and Final Approval with comments:

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. The project includes more compatible Spanish detailing for the home.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. There are no significant changes to the size, bulk, and scale of the existing home.
 - 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. There is no significant change in color. The proposed exterior stucco and Spanish tile roof are similar to existing.
 - d. Removal of healthy, non-invasive trees is not proposed for this application.
 - 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. No significant changes to massing.
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 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. No significant changes to building massing.
3. The Board supports the added Spanish detailing and wrought iron integration of the project.