



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JUNE 24, 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
Mary Ternovskaya, Planning Technician I
Joanie Saffell, Commission Secretary

ATTENDANCE

Members present: Lewis
Staff present: Ternovskaya and Saffell

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. [231 RAMETTO RD](#)
Assessor's Parcel Number: 015-171-012
Zone: RS-25
Application Number: PLN2023-00503
Owner: Clay Williams
Applicant: Mark Morando, Morando Design

(Proposal for a new detached 731 square-foot three-car garage and 229 square feet of first floor additions, window replacement, reroof, and exterior paint color change to the existing 3,246 square foot single unit residence with an existing attached accessory dwelling unit (ADU). The project includes a new driveway and driveway gate and a roofed walkway between the proposed garage and existing residence. Improvements to site hardscaping and landscaping are also proposed, including a new planting plan, new sandstone walls, a fountain, trash enclosure, pergolas, and in-ground pool. The proposed total of 4,206 square feet of floor area on a 25,849 square foot lot is 88% of the maximum guideline floor-to-lot area ratio.)

Project Design Approval and Final Approval is requested. Neighborhood Preservation Findings and Hillside Design & Sloped Lot Findings are required. The project was last reviewed on June 3, 2024.

Project Design Approval and Final Approval with the following condition and comments:

1. Condition that the pergola entry structure and carport garage utilize heavy timber as stained to match the siding and/or concrete stained of a similar tone.
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.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The general bulk has not changed, and the garage is partially open.
 - 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.
 - d. Removal of healthy, non-invasive trees is not proposed for this application. The proposed project does not include the removal of significant specimen trees, there is a removal of small palms. The project does include significant replanting of trees.
 - 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.
3. 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. There is no significant grading.
 - 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. There is no significant change to height.

NEW ITEM: CONCEPT REVIEW

B. [497 SCENIC DR](#)
Assessor's Parcel Number: 015-280-003
Zone: RS-10
Application Number: PLN2024-00064
Owner: Gordon A. Daily Living Trust
Gordon Daily, Trustee
Applicant: Louis Robinson, Parris Construction Inc.

(Proposal to permit the resurfacing and widening of an existing driveway and two 30-inch-tall retaining walls to abate ENF2024-00060. New stairs along the driveway and new landscaping are also proposed. A Minor Zoning Exception is requested for a 48-inch retaining wall to exceed the allowed 42 inches in height in the driveway visibility triangle. No additional square footage or alterations are proposed on the main residence.)

No final appealable action will be taken at this hearing. Neighborhood Preservation Findings, Hillside Design & Sloped Lot Findings, and Minor Zoning Exception Findings will be required for Project Design Approval.

Continue indefinitely to Consent with comments:

1. The Board is generally in support of the project.
2. The pavers are appropriate for the neighborhood.
3. The Board supports the Minor Zoning Exception for the height of the low wall at the front of property given the slope of driveway, and plantings and grade in front of the wall.
4. The Board is in support of matching existing colors and materials for the landscape steps and front wall. The project keeps the earth tone and sandstone colors.
5. The Board supports raising the grade at the planters to reduce the overall visible height of the landscape walls.

NEW ITEM: CONCEPT REVIEW

C.	<u>1620 HILLSIDE RD</u>	
	Assessor's Parcel Number:	041-092-029
	Zone:	RS-6
	Application Number:	PLN2023-00288
	Owner:	John A. Coplin & Deirdre A. Stites
	Applicant:	Chris Belanger, Chris Belanger Residential Design

(Proposal to demolish and reconstruct an existing 425 square foot non-conforming garage. The new garage will be 430 square feet and in a slightly altered location. The project also includes the removal and replacement of 614 square-feet of impermeable paving with permeable paving. An unpermitted shed that encroaches into the rear open yard will be removed. A Minor Zoning Exception is requested for increasing the height of the garage within the northern and eastern interior setbacks.)

No final appealable action will be taken at this hearing. Neighborhood Preservation Findings and Minor Zoning Exception Findings will be required for Project Design Approval.

Public comment:

Correspondence from Jeff Havlik was acknowledged.

Continue indefinitely to Consent with comments:

1. The Board can support the Minor Zoning Exception given the garage is staying in the same location as existing and will better match the existing house roof slope and materials. The overall height of the garage will sit lower than the main house.
2. The Board is generally in support of the design as it corresponds to the existing materials of the main house and architectural details at the roofline.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 255 EL CIELITO RD

Assessor's Parcel Number: 021-083-011
Zone: RS-1A
Application Number: PLN2022-00442
Owner: Stephen C. Posthuma
Applicant: Amy Von Protz

(Proposal to construct a new retaining wall and permit 144 cubic yards of as-built grading associated with an existing single-unit residence located in the Hillside Design District. Project will abate violations in Enforcement Case ENF2021-00118. A Minor Zoning Exception is requested for the 6'10" retaining wall to exceed the allowed 42 inches in height within 10 feet of the front property line.)

Item postponed to the July 8, 2024, hearing at the applicant's request.

DRAFT