



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

JULY 15, 2024

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

BOARD MEMBERS:

Jennifer Lewis, *Chair*
Katie Gerpheide
Shanar Moslehy
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 Chair Lewis.

ATTENDANCE

Members present: Lewis, Gerpheide (absent from 5:59 p.m. - 6:30 p.m.), Moslehy (absent 3:18 pm -3:46 p.m.), and Sherry (until 6:50 p.m.)

Members absent: None

Staff present: Ted Hamilton-Rolle, Acting Design Review Supervisor; Herics, and Saffell

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **June 17, 2024**, as submitted.

Action: Lewis/Gerpheide, 3/0/1. (Moslehy abstained.) Motion carried.

C. Approval of the Consent Calendar:

Consent Calendar July 8, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 602 Alameda Padre Serra	APN:019-333-017 PLN:2023-00478 Zone:RS-15	Brian Thomas Noel/ Ken Dickson, Windward Design Services	Project Design Approval and Final Approval with comments.
2.	Final Approval 720 California St	APN:029-041-008 PLN:2023-00074 Zone:R-2	Bharadwaj Michals Trust; Vinod Bharadwaj & Michals Lauren, Trustees/ James Bell	Final Approval as submitted.
3.	Final Approval 215 Canon Dr	APN:053-161-002 PLN:2023-00393 Zone:RS-10/ SRP/USS	Arlon G. Martin/Sylvia H. Revocable Trust; Arlon Martin, Trustee/ Sergio Ormachea, Vanguard Planning	Final Approval with comments.
4.	Concept Review 1604 Mira Vista Ave	APN:019-090-011 PLN:2024-00039 Zone:RS-15	Mark Schaefer/ Howard Wittausch	No Appealable Action Taken
5.	Project Design Approval and Final Approval 255 El Cielito Rd	APN:021-083-011 PLN:2022-00442 Zone:RS-1A	Stephen C. Posthuma/ Amy Von Protz	Item Postponed

Motion: Ratification of actions taken the Consent Calendar of **July 8, 2024**, as reviewed by Board Member Sherry.

Action: Sherry/Gerpheide, 3/0/1. (Moslehy abstained.) Motion carried.

Consent Calendar July 15, 2024:

	REVIEW TYPE & ADDRESS	APN/PLN/ZONE	OWNER/APPLICANT	ACTION
1.	Project Design Approval and Final Approval 255 El Cielito Rd	APN:021-083-011 PLN:2022-00442 Zone:RS-1A	Stephen C. Posthuma/ Amy Von Protz	No Appealable Action Taken
2.	Project Design Approval 1620 Hillside Rd	APN:041-091-029 PLN:2023-00288 Zone:RS-6	John A. Coplin & Dierdre A. Stites/ Chris Belanger, Chris Belanger Residential Design	Project Design Approval
3.	Project Design Approval and Final Approval 105 Mesa Ln	APN:041-330-043 PLN:2021-00136 Zone:E-3/SD-3	Eddie Talbot Trust; Eddie Talbot, Trustee/ William Wolf	Postponed to July 29, 2024

Motion: Ratification of actions taken the Consent Calendar of **July 15, 2024**, as reviewed by Board Member Lewis.

Action: Lewis/Gerpheide, 2/0/2. (Moslehy and Sherry abstained.) Motion carried

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

*** The item was re-opened at 4:24 p.m. ***

1. The June 24, 2024, Consent minutes were not included for ratification due to Staff oversight and will be presented at the next Full Board meeting for ratification.
2. Mr. Herics welcomes Shanar Moselhy, Senior Project Manager for Cearnal Collective in Santa Barbara, with years of experience in architecture and urban development in Los Angeles and Tehran, that are very welcome. Congratulations and the staff looks forward to having your experience on the Single Family Design Board.
3. Ms. Lewis announced there is one vacancy on the board and wants to encourage filling the open position. The Board is concerned with a heavy Consent calendar with only four members as opposed to a full Consent Board of seven members. Chair Lewis actively wants to get five members sooner rather than later.
4. Ms. Gerpheide supports Chair Lewis in getting the open position filled due to heavy Consent calendar with their being one less member. Every four weeks one member is taking on the Consent items, as well as recent recusals for various reasons (i.e. neighborhood or conflict of interest); there are situations that make it difficult to make a quorum with members taking vacations. This will continue to happen, and for both reasons, the October 2024 recruitment cycle would be more realistic. To wait till next May 2025, it is putting a heavier workload on a Board that is already difficult to recruit. Ms. Gerpheide is the most senior member on the Board with a year and a half of experience and encourages recruitment as soon as possible.
5. Ms. Sherry pointed out the holidays are coming up, and she will be out the month of December 2024, and it will pose an issue for quorum for December if other members are out in December 2024.
6. Mr. Ted Hamilton-Rolle stated that wanted to re-open announcements regarding recruitment. In speaking with the Clerk's Office due to the upcoming elections they have limited capacity to do another recruitment. The next recruitment cycle starts this fall, August 27, 2024. Given the relatively short time between now and then it will take a couple weeks to get it on Councils agenda, the timing will be about the same with an appointment early next year or at the end of this year. No specific dates yet for application due and the vote. The incumbent would be appointed for the beginning of 2025, and after the 2024 holidays. The preference would have been to fill the position yesterday. If the Board would like to get a Special recruitment going Staff will take this into consideration. Will check with the Clerk's office to see if a member can be added sooner.

(3:15PM) CONTINUED ITEM: PROJECT DESIGN AND FINAL APPROVAL

1. **802 E CALLE LAURELES**
Assessor's Parcel Number: 055-160-051
Zone: RS-1A
Application Number: PLN2020-00247
Owner: Vulliez Family Living Trust
Pierrick Vulliez & Protima Wagh, Trustees
Applicant: Yuru Feng, Cearnal Collective LLP

(This is a revised project. Proposal to construct a 3,761-square-foot two-story residence with an attached 1,023-square-foot, three car garage and an attached 305-square-foot laundry and workshop.

Site improvements include paving and improving East Alamar Avenue, and a new driveway, with grading quantities of 8,240 cubic yards of cut and 7,950 cubic yards of fill. The proposed detached additional residential unit and two-car carport are not under the SFDB purview and are under a separate permit. The proposed total of 5,090 square feet of development on a 639,243-square-foot lot is 40% of the maximum guideline floor-to-lot-area ratio (FAR.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Grading Findings are required.

Actual time: 3:18 p.m.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Moselhy recused herself from hearing this item.

Present: Brian Cearnal, Cearnal Collective LLP; and Yuru Feng, Cearnal Collective LLP; Fred Hunter, Landscape Alliance

Staff comments: Mr. Herics stated the reason this project is shown as a continued item, even though it is before the Board for Project Design Approval and Final Approval, is that this is a new scope of work. This project is seeking another round of Project Design Approval. The last plan set had a different scope of work, and that old plan set was granted Project Design Approval in September 2021. Due to this being a brand-new scope of work there was no need to review the previous hearing minutes because of the brand new project proposal. The project went through another application completeness review to make sure the project is code compliant.

Chair Lewis stated for the Board the Board previously approved the additional residential unit and two-car carport back in January 2024.

Public comment opened at 3:29 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with the Condition:

1. Landscaping along new drive be consistent with the natural terrain and under 42 inches in height.
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.
 - 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 including wrought iron Juliette balconies, typical Spanish color styles and materials, and detailing of doors and windows.
 - d. This project does not include the removal of designated historic or landmark trees. 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.
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, 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 with the exception of appropriate fire access to the site.
 - 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.
4. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code:
- a. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains.
 - b. The proposed grading will not cause a substantial loss of southern oak woodland habitat.

Action: Lewis/Gerpheide, 3/0/0. (Moslehy absent) Motion carried.

The ten-day appeal period was announced.

(3:45PM) NEW ITEM: CONCEPT REVIEW

2. 1755 CALLE BOCA DEL CANON

Assessor's Parcel Number: 041-052-002
 Zone: RS-6
 Application Number: PLN2024-00061
 Owner: Melissa Lynn Trust
 Applicant/Designer: Ken Dickson, Windward Design Services LLC

(Proposal to construct a 117-square-foot basement addition, a 181-square-foot first floor addition, and a new 563-square-foot second story to the existing 1,316-square-foot single-unit residence located in the Hillside Design District. Project also includes a new standing seam metal roof, new exterior siding, and new doors and windows. Minor hardscaping is proposed with a new site wall with plantings, stone steps, and trash enclosure. The proposed total of 2,305 square feet of development on a 10,315-square-foot lot is 61% of the required maximum floor-to-lot area ratio (FAR).)

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.

Actual time: 3:46 p.m.

Present: Karl Dickson, Winward Design Services, LLC; and Mark Whitkey

Staff comments: Mr. Herics stated that this project is in the second round of review, the project has not been deemed complete. Staff requests the Board to consider if this project can be continued to Consent for either Project Design Approval and Final Approval or Final Approval.

Public comment opened at 3:56 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to Consent with comments:

1. The Board finds the mass, bulk, and scale of the proposed addition acceptable and appreciates the proposed design compatibility with the language of a mid-century modern home.
2. The Board wants the Applicant to study the window sizes and materiality of the front facing existing gable window. Look for a solution that will be an enhancement of the mid-century modern design language that would bring that element more in keeping with the proposed master bedroom shed roof language.
3. Request for the site plan to add adjacent neighbors, and to include site photos showing the relation of the existing property to the neighbors in the areas where the proposed renovation is within 20 feet of property line.
4. Consider inclusion of context and more realistic colors in renderings.

Action: Sherry/Lewis, 4/0/0. Motion carried.

(4:30PM) PRE APPROVED ACCESSORY DWELLING UNIT PROGRAM (ITEMS 3-9)

(In compliance with Assembly Bill 1332, the City is implementing a program to provide for the pre-approval of Accessory Dwelling Unit (ADU) plans. To gain pre-approval of their ADU design, a designer must receive an affirmative vote from at least one of the City's design review bodies (Architectural Board of Review, Single Family Design Board, and/or Historic Landmarks Commission). Once an ADU design has been approved by a design review body, the designer may submit working construction drawings to the City's Building & Safety Division for review of Building, Zoning, and Fire code compliance. Approved designs will be posted on the City's website with the designer's contact information so that anyone may contact the designer to purchase the pre-approved plan set. Pre-approved ADU plan sets are subject to shorter permitting deadlines in an effort to streamline housing production.)

Staff Contact: Ted Hamilton-Rolle, Acting Design Review Supervisor
THamiltonRolle@SantaBarbaraCA.gov, (805) 564-5470 x4559

Actual time: 4:22 p.m.

Present: Yakov Zariadnov, Yakov Design

Staff comments:

Mr. Hamilton-Rolle thanked the Applicants for being present. Reminders for the Board regarding the State law requirement, the City is required to implement a process for the pre-approval of ADUs. The Board's pre-approval and vetting of designs helps the program succeed and will hopefully result in better designs for the City. The Single Family Design Board's purview is to review each design option shown on the plans, and ask the Applicants questions and comments, then make a recommendation to Staff to approve, approve with conditions, or deny pre-approval of each design based on the design's merits. Try to avoid continuances if possible due to limited agenda space this summer. However, if the Board decides a design could be approved with a little bit of tweaking, then one continuance back to the Full Board to a date certain could be allowed. Staff hopes that all designs can be recommended for approval or approval with conditions that Staff can verify at the plan review phase. Applicants have been asked to keep presentations to five minutes instead of fifteen minutes. Additional time can be requested if needed. Staff estimate that each individual pre-application will take about twenty minutes and request that the Board keep it to moving as there are seven pre-applications.

Public comment opened at 4:52 p.m., and as no one wished to speak, it closed.

3. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number:

[PRE2024-00096](#)

Applicant:

Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Continue Design Options A and B indefinitely with comments:

1. Plate height reduced to 8 feet.
2. Applicant to return with appropriate exterior details, including doors, windows, eaves, lighting, and other architectural detailing as applicable for each proposed design.
3. Downspout's locations be well thought out and simplified.
4. The exterior materials be consistent per style as well, do not combine exterior wall treatments.
5. Further thought put into the detailing of the flat option at the top of the wall where it meets the roof.
6. Provide pavers and hardscape details in keeping with the design.

Action:

Sherry/Lewis, 4/0/0. Motion carried.

4. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number:

[PRE2024-00097](#)

Applicant:

Yakov Zariadnov, Yakov Design

Proposal for Design Option A: Gable Roof, Traditional or Spanish Style and Design Option B: Flat Roof w/Parapet, Spanish Colonial Style.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A & B. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Continue Design Options A and B indefinitely with comments:

1. Plate height reduced to 8 feet.
2. Each proposed style to have its own set of appropriate exterior details, including but not limited to eaves, trellis detailing, lighting, doors and windows.
3. Downspout's locations be well thought out and simplified.
4. The exterior materials be consistent per style as well, do not combine exterior wall treatments.
5. Further thought put into the detailing of the flat option at the top of the wall where it meets the roof.
6. Provide pavers and hardscape details in keeping with the design.

Action: Sherry/Lewis, 4/0/0. Motion carried.

THE BOARD RECESSED FROM 5:39 TO 5:45 P.M. *

5. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number: [PRE2024-00099](#)

Applicant: Rebecca Wiscombe, BevyHouse

Proposal for Design Option A: Flat Roof, Contemporary Style; Design Option B: Gable Roof, Spanish Colonial Style; Design Option C: Gable Roof, Traditional Style.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A, B, and C. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Approval of Design Options B and C and indefinite continuance of Design Option A with comments:

1. Contemporary style (Option A) to return to Consent. Reduced in style by six inches, and to return to review option of proposed trellis.
2. The Spanish style (Option B) approved. Confirm there is a relief in windows and doors in Spanish style to provide a shadow line, with a two-foot overhang in trellis joists and beams.
3. Traditional style (Option C) approved.

Action: Sherry / Lewis, 3/0/0. (Gerpheide absent.) Motion carried.

6. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number: [PRE2024-00101](#)

Applicant: Shawn Godkin, Godkin Design/Build Inc.

Proposal for Design Option A: Gable Roof, Traditional Style.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Continue Design Option A indefinitely with comments:

1. The Board would like to see a separation of design types with specific materials for the roof, siding, windows, doors and lighting per design style.
2. The Board would like to see the awning lowered over the front door and the pendant lighting replaced with a sconce.
3. Remove the sconces at the living room on the front elevation.
4. The Board recommends studying English cottage style for the stucco option.
5. Provide specific palettes for all design options.
6. The Board would be open to a larger window to the right of the front door.

7. Each proposed style to have its own set of appropriate details, eaves, trellis detailing, doors and windows.

Action: Lewis/Sherry, 3/0/0 (Gerpheide absent.) Motion carried.

7. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number: [PRE2024-00104](#)

Applicant: Bonnie Sangster, BESHDA

Proposal for Design Option A: Gable Roof, Vertical Siding; Design Option B: Raised Gable Roof, Horizontal Siding; Design Option C: Raised Gable Roof, Stucco Siding, Metal Pergola; Design Option D: Raised Gable Roof, Metal Siding, Wood Pergola.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A, B, C, & D. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Deny Design Option B and continue Design Options A, C, and D indefinitely with comments:

1. In general, the Board is in support of Design Option A, given the general massing.
2. The Board does not approve Design Option B.
3. For Option C, the Board is generally in support of the massing with the Stucco siding and metal pergola.
4. For Option D, the Board is generally in support of the raised gable roof, metal siding and wood pergola.
5. For all design options, the Board would like to see specific color options and materials.
6. The Board needs to see architectural details of the eave, the trellis conditions, windows and doors, and materials for any hardscape and lighting that is a part of the design package.

Action: Lewis/Gerpheide, 3/0/0. (Sherry absent.) Motion carried.

8. PRE-APPROVED ACCESSORY DWELLING UNIT

Application Number: [PRE2024-00103](#)

Applicant: Adam Stickels

Proposal for Design Option A: Gable Roof, Spanish Colonial Style.

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Continue Design Option A indefinitely with comments:

1. The Board is generally in support of the project's size, bulk and scale, and the Spanish detailing.
2. The Board recommends having options for the chimney cap and encourages having a plaster option and a copper option and is open to other variations.
3. The Board recommends an option without the fireplace and chimney.

4. Provide other options for the doors and light fixtures.
5. The Board would like to see specifications for the downspouts and gutters.
6. The Board recommends the plaster should be smooth.
7. The Board would like to see specific options other than concrete for the patio.

Action: Lewis/Gerpheide, 3/0/0. (Sherry absent.) Motion carried.

9. PRE-APPROVED ACCESSORY DWELLING UNITS

Application Number:

[PRE2024-00105](#)

Applicant:

Lucrezia DeLeon, Itzi House

Proposal for Design Option A: Craftsman Style (250 SF); Design Option B: Spanish Colonial Style (250 SF); Design Option C: Spanish Colonial Style (400 SF); Design Option D: Craftsman Style (400 SF).

Request to provide a recommendation to staff for approval, approval with conditions, or denial of Design A, B, C, & D. No specific findings are required. Recommendations on each individual design option will be taken by a motion and majority vote. Exterior colors are to be approved as shown on the plans or to match the primary residence. Recommendations are non-appealable.

Motion: Continue Design Options A, B, C and D indefinitely with comments:

1. The Board is generally in support of all design options.
2. For the Craftsman's styles in options A & D, provide specific color options and front door options.
3. The Board prefers the divided light windows.
4. The Board prefers all siding to be the same color and prefers the board layout for the siding of the middle rendering on page A3.1 which matches elevation 1 on page A1.3.
5. The Board is open to vertical or horizontal siding options.
6. For the Spanish Colonial style, the Board recommends corbels at the entry arch and smoothing out the arches on the sides of the porch.
7. The Board recommends options for the doors and windows to be either Pearl Chase Blue or black and is open to seeing variations of the blue.
8. The Board appreciates the bevel sill in the plaster.
9. Provide lighting options consistent with the style and any recommended patio flooring material.

Action: Lewis/Gerpheide, 3/0/0. (Sherry absent.) Motion carried.

Motion: The Board recommends the City consider applying the following considerations when developing the Pre-Approved ADU program:

1. The Board is concerned about the approval of all ADUs regardless of site specific conditions including the following:
 - a. Potential proximity of ADUs to neighboring structures.
 - b. Impact of public views from the right of way to the ADU.
 - c. ADUs in the front yard setback.
 - d. Considerations of the orientation of the pre-approved ADUs on the property.
 - e. Exterior lighting on the ADU and surrounding landscape.
 - f. Site grading and slopes that would alter the approved visible height of elevations.
 - g. Hardscape and associated landscaping around the ADU.
2. In all ADU pre-approved designs the Board would like to see the same required details for all projects receiving Final Approval and Project Design Approval from the Single

Family Design Board, which include but are not limited to exterior details of the windows, doors, eaves, railings, chimney caps, flashing, exterior lighting, colors, and materials.

3. The Board strongly recommends any ADU that does not match the style of the main house or is in the front yard should still require review at the Single Family Design Board.

Action: Lewis/Gerpheide, 3/0/0. (Sherry absent.) Motion carried.

Chair Lewis requests that Staff schedule a presentation on the Pre-Approved ADU programs final rulings prior to the return of the continued applications so that the board can be better informed to make decisions.

*** MEETING ADJOURNED AT 7:36 P.M. ***

DRAFT