



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES JULY 22, 2024

11:00 A.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
Mary Ternovskaya, Planning Technician I
Joanie Saffell, Commission Secretary

ATTENDANCE

Members present: Lewis
Staff present: Ternovskaya and Saffell

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **2015 LAGUNA ST**
Assessor's Parcel Number: 025-332-004
Zone: RS-15
Application Number: PLN2024-00229
Owner: Caroline Chufar
Applicant: Brian Miller

(Proposal to permit an as-built 5'-9" tall driveway gate along Laguna Street and to construct a new 5'-6" tall pedestrian gate along Mission Street. A Minor Zoning Exception is requested for the as-built driveway gate to exceed 42 inches within the driveway visibility triangle and for the new pedestrian gate to exceed the maximum allowable height of 42 inches within 10 feet of the front property line. The Accessory Dwelling Unit (ADU) is not under Design Review Board purview.)

Project Design Approval and Final Approval is requested. The project requires Neighborhood Preservation Findings and Minor Zoning Exception Findings.

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

1. The existing gate and wall are historic in nature and are consistent with the character of neighborhood, and the proposed pedestrian gate will match other pedestrian gates in the neighborhood.
2. Condition that the proposed lighting at the pedestrian gate shall match 328 Mission Street lighting or similar and proposed lighting at the driveway gate shall match the lighting at 2311 Garden Street at the vehicle gate in style or similar.

3. 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 as it has been there for several decades.
 - 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 proposed materials will match the neighborhood.
 - 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. The addition of lighting will aid in visibility.
 - 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.
4. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such an exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.
 - b. The improvements are sited such that they minimize impact next to abutting properties.
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards.
 - d. The improvement will be compatible with the existing development and character of the neighborhood, no significant visible changes are occurring.
 - e. The granting of such an exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.

CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

- B.** **902 W ISLAY ST**
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 043-144-010 |
| Zone: | R-2 |
| Application Number: | PLN2024-00067 |
| Owner: | Matthew Frederick Lefebvre and Hannah Grace Zentner |
| Applicant: | Brooke Vanduyne, Sherry & Associates |

(A Minor Zoning Exception is requested to allow the existing 6-foot tall wall to exceed the maximum allowed height of 42 inches within 10 feet of the front property line. This is a focused review and only the 6-foot-tall wall in the front yard is within Design Review Board purview.)

Project Design Approval and Final Approval is requested. Neighborhood Preservation Findings and Minor Zoning Exceptions are required. The project was last reviewed on May 28, 2024.

Project Design Approval and Final Approval with comments:

1. The over height wall is primarily for the rear of the home and the unique condition of this being a corner lot makes this project consistent with the neighborhood.
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, especially with planting and vines over the wall.
 - 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.
 - 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.
3. The following Minor Zoning Exception criteria have been met:
 - a. The granting of such an exception will not be detrimental to the use and enjoyment of other properties in the neighborhood.
 - b. The improvements are sited such that they minimize impact next to abutting properties.
 - c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines.
 - d. The improvement will be compatible with the existing development and character of the neighborhood, consistent with the materials provided by the client for screening heights.