



# City of Santa Barbara

## SINGLE FAMILY DESIGN BOARD CONSENT MINUTES MARCH 25, 2024

11:00 A.M.  
David Gebhard Public Meeting Room  
630 Garden Street  
[SantaBarbaraCA.gov](http://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

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### ATTENDANCE

Members present: Anderson  
Staff present: Herics and Saffell

### CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

#### A. 1404 W VALERIO ST

Assessor's Parcel Number: 041-040-020  
Zone: RS-6  
Application Number: PLN2023-00232  
Owner: David Gilbert & Maya Gomez  
Applicant/Architect: Craig Shallanberger, Project Design Inc.

(Proposal to demolish the existing 290-square-foot detached one-story two-car nonconforming garage with the exception of the west wall and reconstruct a 459-square-foot detached two-car garage and a new 399-square-foot second story conforming Accessory Dwelling Unit (ADU) above. The ADU is not under discretionary review. The existing 916-square-foot one-story primary single-unit residence will remain and is not under land use or design review purview. As currently designed, the project requires two Minor Zoning Exceptions for the increased height of a non-conforming garage in the setback and fence height. The proposed total of 1,794 square feet of development on a 5,227 square foot lot is 72% of the required maximum floor-to-lot area ratio (FAR).)

**Project Design Approval, Final Approval, and a Minor Zoning Exception are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Minor Zoning Exception Findings are required. The project was last reviewed on January 29, 2024.**

**Project Design Approval and Final Approval with comments:**

1. The Board is in support of two Minor Zoning Exceptions for increased garage height and fence and hedge height. Neighbors are in acceptance of hedge and fence heights.
2. The Board accepts chip seal as a better solution than asphalt.
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. The architectural style is consistent with the existing house and therefore Santa Barbara.
  - 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 as the project will match Spanish roof tiles, Milgard windows, doors, and wood shutters.
  - d. Removal of healthy, non-invasive trees is not proposed for this application. No protected trees are affected.
  - 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 as the applicant has communicated with neighbors and proposed window placement for privacy. Landscaping is also being improved.
  - g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. No public views are affected.
4. 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. No visible hillside scarring, the new garage and Auxiliary Dwelling Unit fit into 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 and the overall height of structures.
5. The Board finds that the following Minor Zoning Exception criteria have been met:
  - a. The granting of such 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. The project blends with the existing site and the neighborhood. The fence height will not create any site line issues. A portion of the hedge is to be removed for traffic safety clearances.
  - e. The granting of such 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. 1404 HILLCREST RD**

Assessor's Parcel Number: 019-111-015  
Zone: RS-1A  
Application Number: PLN2023-00488  
Owner: Jemma Armi Separate Share Trust & Rovenna Armi  
Separate Share Trust under the Armi-Spear Family  
Disclaimer Trust  
Clement Edson Armi, Trustee  
Applicant/Designer: Katherine Seth, Blackbird Architects

(Proposal for a new plaster wall, stone-veneer wall, and metal driveway gate with a pedestrian door along the front of the property. Oak trees are to remain on-site.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on January 22, 2024.**

**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 new site walls and entry gate are consistent with Upper Riviera home. The setback of the wall and its height, with screening hedges, is appropriate and the Board understands the need for privacy around the pool.
  - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood. The size and scale of the walls and gate are acceptable.
  - 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 plaster, Santa Barbara sandstone, and the metal gate are of high quality materials.
  - d. Removal of healthy, non-invasive trees is not proposed for this application. Extra lengths have been taken to preserve all existing trees.
  - e. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting. Good neighbor by providing privacy for the pool. The improved landscaping and wall will reduce noise.
  - f. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. There are no impacts to public views.
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 structure has avoided additional scarring and fits into the natural topography of the site and 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 and the overall height of structures by vegetation.

**CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

**C.**        **396 LAS ALTURAS RD**  
Assessor's Parcel Number:    019-312-004  
Zone:                                RS-15  
Application Number:            PLN2024-00004  
Owner:                             Allan, Scott & Ann Trust  
    Ann LaFlamme & Scott Allan, Trustees  
Applicant/Architect:         Wade Skeels, Skeels Design & Architecture

(Proposal to reduce the size of the existing 118 square-foot second-floor balcony and enclose 99 square-feet to prevent water damage, abating ENF2023-00384. The total proposed 4,079 square feet on a 9,583 square foot lot is 114% of the maximum required Floor-Area-Ratio.)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed March 4, 2024.**

**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 proposed enclosure of non-conditioned balcony area is consistent with the scenic character of the city and neighborhood and will enhance the appearance of the neighborhood.
  - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood. The balcony is the same proportions of the existing balcony.
  - 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 project will blend with the existing home.
  - 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, as a northside window facing neighbors is being eliminated.
  - g. The development, including proposed structures and grading, preserves significant public scenic views.
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. There are no topography or grading items, the enclosure of walls versus balcony will blend with the existing home and blend with the hillside.
  - b. The development maintains appropriate in scale due to the same size as the existing balcony.

**\*\* RECESS FROM 11:48 AM to 11:54 AM \*\***

**NEW ITEM: PROJECT DESIGN APPROVAL****D. 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 & Vijaya Shetty Trustees  
Applicant/Architect: Alex Pujo, Pujo & Associates Inc.

(Proposal for 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 in the Hillside Design District. The project will permit as-built window and door replacements on the main residence. A detached 477 square foot hobby room with a 115 square foot deck is proposed in the backyard where two coastal live oaks are also proposed for planting. The total proposed 3,719 square feet on a 18,472 square foot lot is 85% of the maximum guideline Floor Area Ratio (FAR).)

**Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.**

**Project Design Approval with conditions:**

1. Any new windows on the addition and/or throughout the main residence shall match existing white Milgard vinyl windows.
2. The detached hobby building's black aluminum windows can be approved as the building is hidden from public view and will match the existing home and roof exterior in color and style.
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. The proposed windows, doors, and hobby room is consistent with the existing home.
  - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood. The hobby room is single story and is compatible with 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.
  - d. Removal of healthy, non-invasive trees is not proposed for this application. Two additional Oak trees are proposed to alleviate the potential loss of the existing oak tree by the hobby room.
  - 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. Privacy is maintained with single-story work within an oak tree grove and proposed lighting is compliant with lighting ordinances.
  - g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
4. 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 structure(s) and the overall height of structures.