



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD MINUTES MAY 6, 2024

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

BOARD MEMBERS:

Jennifer Lewis, *Chair*
Lauralee Anderson, *Vice Chair*
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

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Lewis.

ATTENDANCE

Members present: Lewis, Anderson, Gerpheide (absent 4:30 – 5:15 p.m.), and Sherry (until 4:53 p.m.)
Members absent: None
Staff present: Ted Hamilton-Rolle, Project Planner; 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 **April 22, 2024**, as amended.

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

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **4/29/2024**, as reviewed by Board Member Lewis.

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

- Motion: Ratify the Consent Calendar of **5/6/2024**, as reviewed by Board Member Anderson.
- Action: Anderson/Gerpheide, 4/0/0. Motion carried.

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

Mr. Hamilton-Rolle announced that the Spring recruitment is closed for the vacancy made by Board Member Colasse and no prospective Board Members have completed a City Council interview as of today. There will be a special recruitment starting on May 14, 2024. The application period will close on June 4, and interviews and appointments will take place at the City Council meeting on June 11, 2024. Please help spread the word and encourage people to apply and interview.

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

1. **485 BRAEMAR RANCH LN**
- | | |
|---------------------------|--------------------------------|
| Assessor's Parcel Number: | 047-030-029 |
| Zone: | A-1/SD-3 |
| Application Number: | PLN2023-00003 |
| Owner: | Dana Kabashima & Markus Beck |
| Applicant: | Gene Chun, Sherry & Associates |

(Proposal for additions to an existing one-story 3,072 square-foot, single-unit residence, consisting of a 110 square-foot entry, an 86 square-foot kitchen addition, a new 737 square-foot partial second story, and a 160 square-foot deck. The accessory structure/ADU noted on the plans is under a separate permit and not a part of the SFDB purview. The proposed total of 5,172 square feet of development on a 60,757 square-foot lot is 100% of the maximum guideline floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on May 8, 2023.

Actual time: 3:16 p.m.

Staff Comment: Mr. Sebastian Herics let the Board know Board Member Dawn Sherry will read the State Political Reform Act Sole Proprietor Advisory Statement as Board Member Dawn Sherry will be advocating on behalf of her client.

Present: Lauren Ballantyne, Architect and Project Manager, Sherry & Associates; Dawn Sherry, Architect, Sherry & Associates.

Public comment opened at 3:30 p.m.

The following individuals spoke:

1. Thomas G. Foley, Jr.
2. Ms. McGinnis

Written correspondence from Thomas G. Foley, Jr. was acknowledged.

Public comment closed at 3:35 p.m.

Motion: Project Design 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.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The addition is minimal and is sited to the side of the house to reduce visibility from neighbors and is situated a significant height below other buildings on the property.
 - 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 are natural in color and the Board looks forward to seeing details at Final Approval.
 - d. Removal of healthy, non-invasive trees is not proposed for this application. No trees are proposed to be removed. Landscape is not part of this project.
 - 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. There are minimal windows facing properties and are at significant distance from property lines. The Board does recommend continued communication with neighbors.
 - g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. No public views are altered.
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. There are no changes to topography for this project.
 - 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. The addition is kept to a minimal height.

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

The ten-day appeal period was announced.

(4:00PM) CONTINUED ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. 1553 SHORELINE DR

Assessor's Parcel Number:	045-173-043
Zone:	E-3/SD-3
Application Number:	PLN2023-00353
Owner:	Suzanne and Peter Hopper
Applicant:	Trish Allen, SEPPS Inc.
Architect:	Thomas Ochsner, AIA

(Proposal to construct a 3,905-square-foot, two-story, single-unit residence with a 488-square-foot attached two-car garage and a 509-square-foot detached standard single-story Accessory Dwelling

Unit (ADU) on a vacant bluff-top parcel located in the Coastal Zone Appeals Jurisdiction. Project includes new landscape, hardscape, and fencing. The standard ADU is not within the purview of the SFDB. The proposed total of 4,902 square feet of development on a 23,333-square-foot lot is 104% of the maximum guideline floor-to-lot-area ratio (FAR). The project received Planning Commission approval of a Coastal Development Permit on March 14, 2024.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Grading Findings, and Hillside Design District & Sloped Lot Findings are required. The project was last reviewed on October 9, 2023.

Actual time: 3:58 p.m.

Staff Comment: Ms. Barbara Burkhart stated that items 8, 9, and 10 of the SFDB meeting minutes of October 9, 2023, are to be addressed by the applicant at this hearing.

Present: Tom Ochsner, Project Architect, Thomas Ochsner Architect; Courtney Jane Miller, Landscape Architect, CJM::LA.

Public comment opened at 4:14 p.m., and as no one wished to speak, it closed.

Motion: 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 siting is excellent with thoughtful and welcoming open landscaping and is a breath of fresh air from the walled off high hedges normally seen.
 - 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. There is an extensive array of construction details.
 - d. Removal of healthy, non-invasive trees is not proposed for this application. The project is approved to remove one tree and protecting an Oak. The plantings are organic on the bluff.
 - 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. A tree has been added for privacy on the west side. The deck has been reduced to meet the 15-foot property line setback and added curtains on the East outside loggia to assist with potential noise of the adjacent neighbor. The lighting is all night sky compliant and minimal.
 - 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 structure and the overall height of structures.
- 3. 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 or decrease the water quality of streams, drainages, or water storage facilities to which the property drains, as extensive work has been done to address this matter.
 - b. The proposed grading will not cause a substantial loss of southern oak woodland habitat. The Oak is being protected.
- 4. The project generally substantially conforms with the previous submittal and meets all of the Boards final required documents.

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

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 4:20 P.M. TO 4:30 P.M. ***

(4:45PM) NEW ITEM: PROJECT DESIGN APPROVAL

- 3. **2315 EDGEWATER WAY**
 Assessor's Parcel Number: 041-350-024
 Zone: E-3/SD-3
 Application Number: PLN2023-00325
 Owner: 2315 Edgewater LLC
 Ralf Pohl, Managing Member
 Applicant: Shaheen Ghazvinizadeh, Blackbird Architects

(Proposal to demolish the existing two-story residence and attached garage located in the Hillside Design District and Appealable Jurisdiction of the Coastal Zone and construct a new 3,285 square foot two-story residence with an attached 730 square foot two-car garage, 600 square foot basement, and 625 square foot Accessory Dwelling Unit (ADU). The proposed total of 4,640 square feet on a 22,651 square foot lot is 98% of the maximum guideline floor-to-lot area ratio. The project received Planning Commission approval of a Coastal Development Permit on October 5, 2023.)

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

The Board recessed from 4:53 p.m. to 5:00 p.m. and then re-opened Item 3 to amend their original motion

Actual time: 4:30 p.m.

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

Present: Ken Radtkey, Architect, Blackbird Architects; Shaheen Ghazvinizadeh, Architect, Blackbird Architects; Arturo Zaragosa, Landscape Architect CJM::LA.

Staff comments: Ms. Kelly Brodison stated she is the Planner associated with this Coastal Development permit project. The Single Family Design Board has already reviewed this project and granted Project Design Approval. It was previously under an appeal and once the appeal was formally withdrawn by

the appellant, Staff had the Applicant resubmit under a new PLN. The proposed structure was shifted closer toward the street to comply with the bluff edge development setback and the applicant reduced square footage in the area of the garage in order to avoid encroaching into the front setback. It is here today for Final Approval if the Board decides it can grant Final Approval.

Public comment opened at 4:44 p.m., and as no one wished to speak, it closed.

Written correspondence from Skip Willis and Mahesh Balakrishnan was acknowledged.

Motion: Project Design 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. It is a beautiful upgrade to the existing property.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. As indicated on the street silhouette elevations it's of comparable height, and the setback with the courtyard space gives it a reduced appearance from the street and the size of the building.
 - 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 Board is looking forward to further architectural details during final approval. The details and materials suggested appear to be of high quality.
 - d. Removal of healthy, non-invasive trees is not proposed for this application. No specimen trees are to be removed.
 - e. The public health, safety, and welfare are appropriately protected and preserved, especially in the siting of the building.
 - 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. There are no significant changes to topography impacting 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 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. There is no significant grading proposed.
 - 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 scale is in keeping with previous development.

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

Amended**Motion:****Project Design Approval and Continue to Consent 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. It is a beautiful upgrade to the existing property.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. As indicated on the street silhouette elevations it's of comparable height, and the setback with the courtyard space gives it a reduced appearance from the street and the size of the building.
 - 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 Board is looking forward to further architectural details during final approval. The details and materials suggested appear to be of high quality.
 - d. Removal of healthy, non-invasive trees is not proposed for this application. No specimen trees are to be removed.
 - h. The public health, safety, and welfare are appropriately protected and preserved, especially in the siting of the building.
 - i. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise, and lighting.
 - j. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside. There are no significant changes to topography impacting 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 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. There is no significant grading proposed.
 - 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 scale is in keeping with previous development.

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

The ten-day appeal period was announced.

THE BOARD RECESSED FROM 5:01P.M. TO 5:15P.M.

(5:30PM) NEW ITEM: PROJECT DESIGN APPROVAL

4. **215 CANON DR**
- | | |
|---------------------------|---|
| Assessor's Parcel Number: | 053-161-002 |
| Zone: | RS-10/SRP/USS |
| Application Number: | PLN2023-00393 |
| Owner: | Martin, Arlon G/Sylvia H Revocable Trust
Arlon Martin, Trustee |
| Applicant: | Sergio Ormachea, Vanguard Planning |

(Proposal to construct a 798-square-foot Special Accessory Dwelling Unit (ADU), a 440-square-foot two-car detached garage, a new driveway/curb cut, retaining walls, and a pedestrian walkway. Proposed grading quantities are 136 cubic yards of cut and 277 cubic yards of fill, with 141 cubic yards imported. The proposed total of 4,386 square feet of development on a 25,409 square foot lot is 93% of the maximum guideline floor-to-lot area ratio (FAR). A Minor Zoning Exception is requested for the retaining walls within 10 feet of the front lot line.)

Project Design Approval is requested. Neighborhood Preservation Findings, Grading Findings, and Minor Zoning Exception findings are required.

Actual time: 5:15 p.m.

Present: Jarret Gorin, Vanguard Planning, Inc.; Sergio Ormachea, Vanguard Planning

Public comment opened at 5:24 p.m.

The following individuals spoke:

1. Greg Lowe
2. Sherry Lowe

Written correspondence from Chris & Judy Upham, and Amanda & Mark Craig were acknowledged.

Public comment closed at 5:29 p.m.

Motion: Project Design Approval with conditions:

1. The Final Approval package includes Landscape planting intent. Photos are acceptable, especially the plantings that screen the site walls.
2. The exterior wall color be either Swiss Coffee or darker recommending it be darker to blend into hillside.
3. The back retaining wall be of natural stone or darker stone to blend with the topography.
4. The Board looks forward to reviewing the cut sheets and exterior details as a part of the final review.
5. 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. It provides a curated front on both street elevations.
 - b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale are appropriate to the site and neighborhood. The size of the project is very minimal and is hidden along with the topography and blends in well.
 - 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 trees, though they are replacing four trees with six new trees. To the maximum extent feasible the project preserves and protects healthy noninvasive trees with a trunk diameter of 4 inches or more.

- e. The public health, safety, and welfare are appropriately protected and preserved. The project has gone through significant grading and site studies.
 - 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. The proposed changes to the coloring will help the development blend in more with the hillside.
6. The Board finds that 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.
 - e. The fence height, the granting of such an exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
7. 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.
8. The Board recommends this project be continued to the Consent calendar.
Action: Lewis/Gerpheide, 3/0/0. (Sherry absent.) Motion carried.

The ten-day appeal period was announced.

*** MEETING ADJOURNED AT 6:02 P.M. ***