ATTENDANCE

Members present: Ooley and Manuel
Staff present: Kokinda, Burkhart, and Ternovskaya

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **2151 MISSION RIDGE RD**
   - Assessor’s Parcel Number: 019-161-002
   - Zone: RS-25
   - Application Number: PLN2021-00575
   - Owner: Theodore Bliss
   - Applicant: Sean Walker, Macaluso Pools

(This site is listed on the Historic Resources Inventory as it is eligible for designation as a Structure of Merit. For reference, the City’s Architectural Historian prepared a [Significance Report](https://www.CityofSantaBarbara.gov). Construction of a new 15' X 33'-2" swimming pool with safety cover and detached 8' X 8' spa, requiring 149 cubic yards of cut, is proposed.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations for Resources on the Historic Resource Inventory Findings are required.)
**Project Design Approval and Final Approval with comments:**

1. If there is any damage to the hedge, then the hedge should be replaced.
2. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
   a. The project’s design is consistent with design guidelines applicable to its location within the City.
   b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
   c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood. The scale of the pool is of an appropriate size.
   d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources, and does not affect eligibility.
   e. The design of the project responds appropriately to established scenic public vistas.
   f. The project includes an appropriate amount of open space and landscaping.
3. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior’s Standards.

**FINAL APPROVAL**

B. **812 GARDEN ST**

<table>
<thead>
<tr>
<th>Assessment Parcel Number:</th>
<th>031-021-014</th>
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<tbody>
<tr>
<td>Zone:</td>
<td>C-G</td>
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<tr>
<td>Application Number:</td>
<td>PLN2021-00479</td>
</tr>
<tr>
<td>Owner:</td>
<td>Arvand Sabetian</td>
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<tr>
<td>Applicant/Architect:</td>
<td>Clay Aurell, AB Design Studio, Inc.</td>
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</tbody>
</table>

(Proposal to convert an office building located in El Pueblo Viejo Landmark District, to a 30-room hotel including the addition of a 998 square foot mezzanine. Project includes window and door replacements, exterior plaster patching and painting, and the demolition of an exterior staircase and construction of an elevator in its place.)

**Final Approval is requested. Project requires substantial conformance to the plans granted Project Design Approval on March 2, 2022. Project was last reviewed March 16, 2022.**

Public Comment:

Correspondence from Susan Shields and Paulina Conn was acknowledged.

**Final Approval as submitted.**
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **806 ORANGE AVE**
   - Assessor's Parcel Number: 037-024-009
   - Zone: R-M
   - Application Number: PLN2021-00199
   - Owner: James M. Lambert
   - Applicant: Ernesto Botello

(The Italianate residence constructed in c. 1880 is a designated Structure of Merit. For reference, the City’s Architectural Historian prepared a [Significance Report](#). Proposal for two uncovered tandem parking spaces in the driveway. Project includes replacing the existing unpaved driveway with a permeable paver driveway. A Minor Zoning Exception is requested to allow an as-built 7.5 foot tall gate to be located within 10 feet of the front lot line along Wentworth Avenue. All reports can be found at SantaBarbaraCA.gov/HLC.)

Project Design Approval and Final Approval are requested. Project Compatibility Findings and Minor Alterations to a Historic Resource Findings are required. Project was last reviewed on March 2, 2022.

Project Design Approval and Final Approval with comments:
1. The Project Compatibility Analysis Findings generally have been met (per SBMC 30.220.020.F.) as follows:
   a. The project’s design is consistent with design guidelines applicable to its location within the City.
   b. The design of the project is compatible with desirable architectural qualities and characteristics that are distinctive of Santa Barbara and of the particular neighborhood surrounding the project.
   c. The size, mass, bulk, height, and scale of the project are appropriate for its location and neighborhood.
   d. The design of the project is appropriately sensitive to adjacent Landmarks or other nearby designated historic resources.
   e. The design of the project responds appropriately to established scenic public vistas.
   f. The project includes an appropriate amount of open space and landscaping.
2. As required for Structures of Merit in Section 30.157.110 of the Santa Barbara Municipal Code: The exterior alterations are being made primarily for, and will substantially advance, restoration of the Historic Resource to its original appearance; and the exterior alterations are consistent with the Secretary of the Interior’s Standards.