ATTENDANCE

Members present: Hausz

Staff present: Hernandez, Burkhart, and Ternovskaya

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **714 CHIQUITA RD**
   - Assessor’s Parcel Number: 031-142-013
   - Zone: RS-10
   - Application Number: PLN2022-00015
   - Owner: Pippa Davis
   - Applicant: Pippa Davis and Penn Hsu

(The existing residence is listed on the Historic Resources Inventory, designed in 1933 by Alex D’Alfonso. For reference, the Architectural Historian has prepared a Historic Significance Report. The project proposes a new in-ground pool, and associated grading and mechanical equipment.)

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

**Staff comments:** Ms. Hernandez stated that there is an error in the agenda; the residence is listed on the Historic Resources Inventory and is not a designated Structure of Merit.
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 and the design of the house.
   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 not an issue because the proposal is low to the ground.
   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 amount of open space and landscaping is appropriate.
2. As required for Resources on the Historic Resource Inventory 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.

The ten-day appeal period was announced.

NEW ITEM: CONCEPT REVIEW

B. 903 ARBOLADO RD
   Assessor’s Parcel Number: 019-113-041
   Zone: RS-1A
   Application Number: PLN2022-00109
   Owner: John Barratt
   Applicant: Shelby Messner Janke; SEPPS, Inc.

(The existing residence is listed on the Historic Resources Inventory; it was designed in 1922 by noted architect Anna Louis Murphy Vhay in the Spanish Colonial Revival style, and the carport addition in 1948 by noted architect Lutah Maria Riggs. For reference, the Architectural Historian has prepared a Historic Significance Report. The project proposes renovations and a 64-square-foot addition to an existing 3,572-square-foot single unit residence with an attached 274-square-foot one-car garage, 694-square-foot carport, 726-square-foot accessory structure (guest house), and 64-square-foot storage shed. The project includes a partial demolition to the carport, reducing its size to 420 square feet; repairs to existing windows, roof tiles, and stucco; renovations to the guest house; and installation of a new 30’x16’ swimming pool. The Architectural Historian prepared a memo evaluating the project to the Secretary of the Interior’s Standards for Rehabilitation.)

No final appealable action will take place at this meeting. Project Compatibility Findings and Minor Alterations for Resources on the Historic Resource Inventory Findings will be required for Project Design Approval.

Continue indefinitely with the comment that the proposal is acceptable and the Commission will be able to make the findings when the project returns for Project Design Approval.