ATTENDANCE

Members present: Hausz and Manuel
Staff present: Hernandez, Burkhart, and Ternovskaya

NEW ITEM: PROJECT DESIGN APPROVAL

A. 2115 GARDEN ST
Assessor's Parcel Number: 025-252-004
Zone: RS-15
Application Number: PLN2022-00035
Owner: Sue & Gerald DeRose; Derose Family Trust
Applicant: April Palencia, Vanguard Planning LLC

(The existing single-unit residence is on the City’s Historic Resources Inventory; it was designed in 1927 by George Porter in the Spanish Colonial Revival style. The project proposes to construct a 71 square foot second-story addition to the 3,095 square foot two-story residence. The site includes a 561 square foot detached garage and a 537 square foot accessory dwelling unit (ADU). The proposed total of 4,264 square feet of development, on a 14,157 square foot parcel, is 100% of the maximum required floor-to-lot area ratio (FAR). The City’s Architectural Historian prepared a Significance Report and a Memorandum evaluating the project’s consistency with the Secretary of Interior’s Standards. All reports can be found at SantaBarbaraCA.gov/HLC.)

Project Design Approval is requested. Project Compatibility Findings and Minor Alterations for Historic Resource Findings are required.
**Project Design Approval and continue indefinitely with comments:**

1. Provide an alternative solution to how the east side of the new bathroom stacks over the first floor, whether it be flush and eliminate the cornice, or to step the whole bathroom back by approximately a foot to provide a more substantial eyebrow.

2. The Commission accepts the Memorandum evaluating the project’s consistency with the Secretary of Interior’s Standards and CEQA exception.

3. The Commission accepts the FAR waiver.

4. 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.
   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.

5. 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.