



City of Santa Barbara California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 009-24 1269 FERRELO ROAD APPEAL OF DECISION OF THE SINGLE FAMILY DESIGN BOARD JUNE 6, 2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA BARBARA UPHOLDING THE APPEAL OF ROSE WILLS TO REVERSE THE SINGLE FAMILY DESIGN BOARD'S DECISION TO APPROVE A NEW SINGLE-UNIT RESIDENCE LOCATED AT 1269 FERRELO ROAD AND MAKING THE FINDINGS SUPPORTING THE ACTION

Assessor's Parcel Number: 029-271-006
Zoning Designation: RS-15 (Residential Single Unit)
Application Number: PLN2022-00036
Owner: Jarryd Neil Commerford
Applicant: Tom Moss, Anacapa Architecture

Proposal for substantial redevelopment of the existing non-conforming residence involving partial demolition for a new 2,964 square-foot three-story residence conforming to the required setbacks with a 442-square foot garage. Project includes permitting the as-built conversion of floor area at the basement level to habitable, and additional improvements including removal of the existing driveway and curb cut to be replaced with a new curb cut and access bridge at the new garage location, new photovoltaic array infrastructure, a pool, and hardscape and landscape improvements throughout. The project received Parks & Recreation Commission approval for the removal of 3 trees in the front setback on December 13, 2023. The proposed total of 3,406 square-feet on a 12,197 square foot lot is 85% of the maximum required floor-to-lot area ratio (FAR) (includes 50% floor area reduction for the partially below grade basement). The property is adjacent to a historic resource in the English Vernacular style at 1277 Ferrelo Road.

WHEREAS, on April 8, 2024, the Single Family Design Board granted Final Approval to the proposed project at 1269 Ferrelo Road finding that the proposed project met all seven of the Neighborhood Preservation Ordinance findings and two Hillside Design District and Sloped Lot criteria as outlined in Santa Barbara Municipal Code Sections 22.69.050.A and 22.69.050.B; and

WHEREAS, on April 17, 2024, Rose Wills, filed an appeal of the SFDB's decision; and

WHEREAS, on June 4, 2024, the Planning Commission made a site visit at an open public meeting to visually inspect the Property for reference purposes in anticipation of the public hearing on the appeal; and

WHEREAS, the Planning Commission considered the Final Approval appeal at a noticed public hearing on June 6, 2024.

WHEREAS, 6 people appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, May 30, 2024
2. Project Plans
3. Correspondence received:
 - a. Janet K. McGinnis
 - b. William M Dillon
 - c. Rose L. Wills
 - d. Brian Hershkowitz and Diana Miller

NOW, THEREFORE BE IT RESOLVED by the City Planning Commission that:

SECTION 1. The foregoing recitals are true and correct and are incorporated into these findings.

SECTION 2. All written, graphic, and oral materials and information submitted to the Single Family Design Board and the Planning Commission by City staff, the public and the parties are hereby accepted as part of the record of proceedings.

SECTION 3. The Planning Commission has carefully reviewed the evidence it obtained during the public hearing as described above and from the record of proceedings, and based upon that evidence, denies the Single Family Design Board decision, making the findings and determinations set forth below:

Findings:

The project plans are not in substantial conformance with the plans that received Project Design Approval and are not consistent with City Council Resolution No. 23-101 because:

1. The project does not conform to City Council's request to lower the height of the building.
2. The building's maximum elevation above sea level needs to be reduced by 1-foot.
3. The floor area ratio (FAR) should be reviewed by Single Family Design Board (SFDB).
4. The decks and balconies need to be located 15 feet from the property line.

Conditions:

1. The decks and balconies shall be located at least 15 feet from the property line.
2. The building's maximum elevation above sea level shall be reduced by one foot, from 266 feet, 8 ½ inches to no greater than 265 feet, 8 ½ inches.

This motion was passed and adopted on the 6th day of June, 2024 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 7 NOES: 0 ABSTAIN: 0 ABSENT: 0

PLANNING COMMISSION RESOLUTION No.009 –24
1269 FERRELO ROAD
JUNE 6, 2024
PAGE 3

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Mariah Johnson, Commission Secretary

Date

**PLEASE BE ADVISED:
THIS ACTION OF THE PLANNING COMMISSION IS FINAL AND CANNOT BE APPEALED.**

DRAFT