



# 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, upholds the appeal of Rose Wills and unanimously denies the Single Family Design Board’s decision to grant Final Approval, making the findings and determinations set forth below:

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 plans do not conform to City Council’s direction in Section 4 of the Resolution to lower the height of the building.
2. The building’s maximum elevation above sea level was not reduced by 1-foot, as shown on the plans presented to the City Council, from 266 feet, 8 ½ inches to no greater than 265 feet, 8 ½ inches.
3. Applicant attempted to show compliance with the building’s height restriction by submitting plans that raised the base of the building and then calculating the measured height from the new base to peak rather than the building’s actual height above sea level and as seen from the road. This was inconsistent with the intent of the height condition to protect public views and mitigate the project’s light and air impacts to the neighbors.
4. The project plans that were granted Final Approval by SFDB do not clearly demonstrate compliance with the Applicant’s claimed 50% floor to lot area ration (FAR) reduction pursuant to SBMC 30.20.030.A.2.b. The plans do not show the decks and balconies to be located 15 feet or more from the property line.

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I hereby attest that this Resolution was adopted this 11th day of July, in the City of Santa Barbara, State of California.

AYES: 7      NOES: 0      ABSENT/ABSTAIN: 0

  
\_\_\_\_\_  
Mariah Johnson, Commission Secretary

June 11, 2024  
\_\_\_\_\_  
Date

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