NEW ITEM: CONCEPT REVIEW

A. 606 SEA RANCH DR
   Assessor’s Parcel Number: 047-104-001
   Zone: A-1/SD-3
   Application Number: PLN2021-00527
   Owner: Suzanne Von Drehle
   Applicant: Jeremie Irvine

(Proposal for the installation of a new 7’-6” tall entry gate and columns; and 8’ tall site walls within 10’ of the front lot line, which will require approval of an Administrative Zoning Exception.)

No final appealable action will be taken at this meeting. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings will be required for Project Design Approval.

Continue to the Administrative Hearing Officer with comments:
1. The Board supports the project and would like the project to come back to the Board for Project Design Approval and Final Approval.
2. The Board finds that the project is in keeping with the aesthetics of the neighborhood.
NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 612 ALSTON RD
   Assessor's Parcel Number: 015-171-019
   Zone: RS-25
   Application Number: PLN2021-00399
   Owner: Susan Shand
   Applicant: Marco Izaguirre

   (Proposal to install a new board and bat entry gate and fence, with new stone clad columns, and a new call box. The project would incorporate the existing driveway and entry posts.)

   Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.

   Project Design Approval and Final Approval with comments:
   1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
      a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
      b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
      c. The proposed buildings and structures are designed with quality architectural details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside. The Board finds that it was thoughtful to use the same design as the interior courtyard. It was thoughtful to use the same material as the interior courtyard fencing.
      d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4") or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
      e. The public health, safety, and welfare are appropriately protected and preserved.
      f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
      g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
   2. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
      a. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
      b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

   The ten-day appeal period was announced.
NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **1459 CRESTLINE DR**
   Assessor’s Parcel Number:   049-241-008  
   Zone:                       RS-15       
   Application Number:        PLN2021-00452 
   Owner:                     Jane Farrell  
   Applicant:                 Dennis Thompson

(Proposal for a 162 square foot addition to an existing 2,193 square foot single-unit residence with a 548 square foot two-car garage. The project also proposes new windows, new roofing, an interior remodel, and the removal of two street trees. The proposed total of 2,757 square feet of development, on a 12,574 square foot lot, is 68% of the maximum Guideline floor-to-lot area ratio (FAR).)

**Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required.**

**Project Design Approval and Final Approval with comments:**
1. The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The proposed development is consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
   c. The proposed buildings and structures are designed with quality architectural details and to match the existing materials and are an improvement to what exists. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree. If the project includes the removal of any healthy, non-invasive tree with a diameter of four inches (4”) or more measured four feet (4’) above natural grade, the project includes a plan to mitigate the impact of such removal by planting replacement trees in accordance with applicable tree replacement ratios.
   e. The public health, safety, and welfare are appropriately protected and preserved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   g. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.
2. The Hillside Design District and Sloped Lot criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.
   a. The development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
   b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structure(s) and the overall height of structures.

The ten-day appeal period was announced.