Continued Item: Final Approval

A. 712 ARBOLADO RD
Assessor’s Parcel Number: 019-210-007
Zone: RS-15
Application Number: PLN2020-00556
Owner: Chandler & Nicole Buie
Applicant: Jeff Hornbuckle

(The proposed project is a renovation/addition to an existing 2,589 square foot single-story residence (including a 547 square foot two-car garage) resulting in a 3,748 square foot two-story residence (including a 547 square foot two-car garage). The renovation/addition maintains the existing building footprint to the greatest extent possible, however it does result in substantial redevelopment of the existing residence. A Zoning Modification to allow portions of the first and second floors to be located within the front setback along Viscaino Road was granted by the Staff Hearing Officer on May 5, 2021. The proposed total of 3,748 square feet of development is 80% of the guideline maximum floor to lot area ratio (FAR).)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on June 21, 2021. The project was last reviewed on June 21, 2021.

Final Approval with the comment that the project is in substantial conformance to the plans reviewed on June 21, 2021.
The ten-day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL

B. 1224 W MICHELTRENA ST
Assessor's Parcel Number: 041-101-007
Zone: RS-6
Application Number: PLN2021-00429
Owner: Larry Calemine & Jordan Davies
Applicant: Elizabeth Hughes

(Proposal to convert an existing 389-square-foot non-conforming garage to an ADU, including the addition of a new 17-square-foot entry; and to construct a new 262-square-foot one-car garage. The project also proposes exterior alterations to the existing 1,355-square-foot single-unit primary residence, to include a new entry and associated roof, new windows, new doors, and new siding. The proposed total of 2,023 square feet of development, on a 6,740-square-foot lot, is 71% of the guideline floor-to-lot area ratio (FAR) maximum.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 1, 2021. The project was last reviewed on November 1, 2021.

Final Approval as submitted.

The ten-day appeal period was announced.

CONTINUED ITEM: FINAL APPROVAL

C. 2007 GILLESPIE ST
Assessor's Parcel Number: 043-073-010
Zone: RS-6
Application Number: PLN2021-00472
Owner/Applicant: Loren Toscher

(Proposal to add 47 square feet to the first floor, and 203 square feet to the second floor, of an 1,312 square foot existing two-story single-unit residence and 160 square foot garage. The proposed total of 1,603 square feet of development, on a 5,163 square foot lot, is 65% of the required floor-to-lot area ratio (FAR) maximum.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 22, 2021. The project was last reviewed on November 22, 2021.

Final Approval as submitted.

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

D. 1930 MISSION RIDGE RD

Assessor's Parcel Number: 019-083-017
Zone: RS-1A
Application Number: PLN2021-00467
Owner: David Denniston
Applicant: Scott Menzel

(Proposal for demolition of an existing 471 square foot curvilinear pool and installation of a rectilinear pool, a new 323 square foot wood pergola, a new retaining wall 6’ in height, and new hardscape, all associated with a 5,104 square foot single-unit residence. The project proposes 152 cubic yards of grading outside the building footprint, to be exported off site.)

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 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 retaining walls are designed appropriately and fit in with the existing slope.
2. The Grading Findings have been met as stated in Section 22.69.030 of the City of Santa Barbara Municipal Code.
   a. The proposed grading will not significantly increase siltation in or decrease the water quality of streams, drainages or water storage facilities to which the property drains; and
   b. The proposed grading will not cause a substantial loss of southern oak woodland habitat.
3. 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 which include tile, stone, and wood. 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.
The ten-day appeal period was announced.

NEW ITEM: PROJECT DESIGN REVIEW

E. **1035 CIMA LINDA LN**
   Assessor's Parcel Number: 015-202-004
   Zone: RS-25
   Application Number: PLN2022-00006
   Owner: Denise Decker & Peter Sadowski
   Applicant: Drew Scherer

(Proposal to construct a new 500 square foot second floor addition, convert the existing entry to an exterior vestibule to provide exterior stair access to the second floor addition, and conversion of an existing covered parking space within the existing garage to a carport. The proposed total of 8,685 square feet of development, on a 54,014 square-foot lot, is 170% of the maximum guideline floor-to-lot area ratio (FAR).)

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

Continue indefinitely to the Full Board with comments:
1. The elevation, scale, and windows shall be clearly studied and matched in the renderings and be explained a bit more.
2. The Board finds that on the west elevation the difference of the two proposed elevations that were drawn do not match.
3. The proposed architectural style of the project is different than the existing.
4. The front, or east, elevations of the additional walls don’t match the existing and proposed elevations.
5. The Board finds that the FAR is acceptable because it is a large lot that includes the garage and entry area.