ATTENDANCE

Members present: Colasse and Klein
Staff present: Kokinda, Reidel, and Fennessy

FINAL APPROVAL

A. **925 JIMENO RD**
   Assessor's Parcel Number: 029-051-010
   Zone: RS-15
   Application Number: PLN2020-00566
   Owner: Larry & Cindy Antonucci-Ameen
   Applicant: Lauren Anderson

(Proposal to demolish an existing two-story single-unit residence and garage; and construct a new two-story 4,272 single-unit residence with a 439 square-foot attached garage. The project includes 40 cubic yards of grading within the footprint of the proposed structure, and 50 cubic yards of grading outside the footprint. The proposed 4,112 square feet of development, on a 23,958 square-foot parcel, is 87% of the maximum Guideline floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on November 8, 2021, which is when the project was last reviewed.

RECUSAL: To avoid any actual or perceived conflict of interest, Board Member Klein recused herself from hearing this item.

Final Approval as submitted.

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

B. 1617 MOUNTAIN AVE
Assessor’s Parcel Number: 043-201-007
Zone: RS-6
Application Number: PLN2021-00027
Owner: Brandon K Friesen
Applicant: Tom Simmons

(Request for a Minor Zoning Exception for increased building height and volume within an interior setback, to accommodate a new roof associated with the conversion of a detached non-conforming garage to an Accessory Dwelling Unit (ADU). Site work includes demolition of a portion of the concrete driveway to allow for a new walkway and landing to the ADU. A new front gate with greater width, and the creation of a barrier with a secondary gate at the end of the driveway to provide a private entry area for the ADU, are also proposed. The proposed 1,323 square feet of development, on a 4,792 square-foot lot, is 46% of the Guideline maximum FAR. No new floor area is proposed as part of this project.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Minor Zoning Exception Findings are required.

Correspondence from Timothy K. Ross was acknowledged.

Project Design Approval and Final Approval with comments:

1. The following Minor Zoning Exception criteria have been met:
   a. The improvements are sited such that they minimize impact next to abutting properties;
   b. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and
   c. The improvement will be compatible with the existing development and character of the neighborhood.

2. 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, as the adjustments are minor.
   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.
   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.

3. The finish of the exterior walls shall match, both in texture and color, to the finish of the existing residence as will the colors, details, and nature of windows, doors, and roofing.
The ten-day appeal period was announced.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

C. **3236 LAUREL CANYON RD**
   - Assessor's Parcel Number: 055-180-011
   - Zone: RS-7.5
   - Application Number: PLN2021-00499
   - Owner: William and Ann Russell
   - Applicant: Kate Svensson

(Proposal for exterior renovations to an existing 2,339 square foot single-unit residence, with 597 square foot garage and 236 square foot workshop, to include conversion of the existing roofline from pitched to flat with parapet, a roof reconfiguration at the front entry, changes to several door and window locations and sizes, and the replacement of all windows and doors to dual pane glazing. The project will abate Zoning violations outlined in ENF2020-00580. No new floor area would be added as part of this project.)

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

Continue indefinitely to Consent for Project Design Approval and Final Approval with comments:
1. Further study the interrelationship of the parapet and rake on the west elevation.
2. Illustrate and articulate the front door in the next set of drawings.
3. Study the relationship between the height of the entry door and the underside of the roof and rake.
4. Revise all of the details on the detail sheet that currently show two-piece mission style details to correctly illustrate S-tile.
5. Correct the note in regards to siding to denote roofing.