ATTENDANCE

Members present: Colasse and Klein
Staff present: Pilar Plummer, Assistant Planner; Reidel and Fennessy

FINAL APPROVAL

A. 1135 HARBOR HILLS LN
Assessor’s Parcel Number: 035-314-012
Zone: RS-15
Application Number: PLN2021-00343
Owner: Will Skidmore
Applicant: Maritza Best

(Proposal for a 1,094 square foot addition to an existing 2,444 square-foot two-story single unit residence. The proposal includes removal of all existing wood siding to replace with stucco, and replacement of all windows and doors. Exterior deck additions with new railings, and the replacement of existing roof tile with metal roofing, are also proposed. The total 3,571 square feet of development, on a 15,422 square-foot lot, is 82% 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 January 18, 2022, which is when the project was last reviewed.

Final Approval with the comment that the Project is in substantial conformance with the plans received on January 18, 2022.

The ten-day appeal period was announced.
**FINAL APPROVAL**

B. **116 SANTA CRUZ BLVD**

Assessor’s Parcel Number: 045-184-001  
Zone: E-3/SD-3  
Application Number: PLN2021-00129  
Owner: Sheri Colberg-Ochs and Raymond Ochs  
Applicant: Jonathan Villegas

(Proposal to construct a 175 square-foot first-floor addition and a new 691 square-foot second-story to an existing single-unit residence. The project includes a 181 square-foot second-floor wrap-around balcony, at the south and west elevations and a 154 square-foot second-floor balcony, at the east elevation, with a metal spiral stair that provides access to an 80 square-foot roof deck. Demolition of the existing roof and existing wood decks would occur as part of the project. The new roof is proposed to be finished with standing-seam metal roofing material. The project also includes an interior remodel, new windows and doors throughout, and replacement of the existing wood siding with a smooth plaster finish. The proposed 3,020 square feet of development, on a 9,415 square-foot lot, is 85% of the required maximum floor-to-lot area ratio (FAR). )

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on September 27, 2021. Project was last reviewed on January 31, 2022.

Final Approval with the comment that the window into the first floor bedroom, bedroom number one on the North Elevation, is being approved up to a 4-foot width to meet egress requirements.

The ten-day appeal period was announced.

**PROJECT DESIGN APPROVAL AND FINAL APPROVAL**

C. **52 VIA ALICIA**

Assessor’s Parcel Number: 015-312-003  
Zone: RS-15  
Application Number: PLN2021-00568  
Owner: Tom Upton  
Applicant: Vic Padilla

(Proposal for upper- and lower-level deck repairs to an existing single-unit residence located in the Hillside Design District. Project includes new decking, water proofing, 42” high tempered glass guardrail, and stainless steel posts.)

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

Continue indefinitely to Consent with comments:
1. The Board is amenable to the replacement of glazing with the new glass guard rail system at the two balcony locations where glass currently exists and was historically permitted.
2. The Board is not in favor of any augmentation to the glass railing conditions given the SFDB Guidelines and the lack of compatibility with neighboring homes and the architectural style of the residence.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. **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.

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.
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.
   c. The proposed buildings and structures are designed with quality architectural details that fit with the existing. 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.