ATTENDANCE

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

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 812 DE LA GUERRA
Assessor’s Parcel Number: 031-071-018
Zone: RS-15
Application Number: PLN2021-00430
Owner: Wally & Kathy Arnold
Applicant: Marco Izaguirre

(Proposal to construct a new 323-square-foot deck above an existing 323-square-foot carport associated with an existing 1,582-square-foot single-unit residence located in the Hillside Design District.)

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

Item A has been withdrawn at the applicant’s request.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **2515 MURRELL RD**
   
   Assessor's Parcel Number:  041-292-003
   
   Zone:  E-3/SD-3
   
   Application Number:  PLN2021-00371
   
   Owner:  Paul Sterne
   
   Applicant:  Lori Kari
   
   (The 8,878 square foot lot is located in the Non-Appealable jurisdiction of the Coastal Zone, and is developed with a 972 square foot one-story single-unit residence with an attached 414 square foot garage and 405 square foot Accessory Dwelling Unit (ADU). Proposal for an 826 square foot addition to the residence, a new five foot tall plaster privacy wall, transfer of 22 square feet from the residence to the ADU, and a new trellis and patio entry. Staff Hearing Officer approval of an Interior Setback Modification was granted on December 1, 2021.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on October 25, 2021.

Project Design Approval and Final Approval with the following conditions and comments:

1. The gate finish shall be in the blue or green color range.
2. The stucco wall finish shall be in the off white color range.
3. The trowel shall be a smooth plaster finish.
4. 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 such as the stucco 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.
C. **518 PEREGRINA RD**
 Assessor’s Parcel Number: 051-271-011
 Zone: RS-7.5/USS
 Application Number: PLN2021-00564
 Applicant/Owner: Amy Armstrong
 Designer: Gabriela Moran

(Proposal to demolish and rebuild an existing 407 square foot deck above the existing garage with no expansion of the deck area. Project includes a 175 square foot interior remodel of the existing 1,372 square foot single-unit residence.)

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

Item C postponed indefinitely at the applicant’s request.

D. **469 SCENIC DR**
 Assessor’s Parcel Number: 015-271-002
 Zone: RS-7.5
 Application Number: PLN2021-00517
 Owner: Richard Coffin
 Applicant: Dylan Henderson

(Proposal to construct a 214 square foot addition to an existing 1,843 square foot single-unit residence with an attached one-car garage. Project includes construction of a 466 square foot two-car carport with a 466 square foot deck and gas fire pit above, a 155 square foot pergola, privacy fencing, and new 3’-6” tall site walls. Removal of 418 square feet of hardscape is also proposed. The proposed total of 2,458 square feet of development, on a 7,373 square foot lot, is 81% of the maximum required floor-to-lot area ratio.)

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 to match 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.