A. 52 VIA ALICIA
Assessor's Parcel Number: 015-312-003
Zone: RS-15
Application Number: PLN2021-00568
Owner: Tom Upton
Applicant: Vic Padilla, VP Designgroup

(Proposal for upper- and lower-level deck improvements to an existing single-unit residence located in the Hillside Design District. Project includes replacing the existing glass guardrail system at the two upper balconies and replacing the horizontal wrought cable at the two lower balconies, including new decking and water proofing.)

Project Design Approval and Final Approval are required. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project was last reviewed on February 7, 2022.

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 as it is keeping with the existing and replacing.

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. 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.

There is a ten-day appeal period for this project.

REVIEW AFTER FINAL APPROVAL

B. 1479 LOU DILLON LN
   Assessor's Parcel Number: 015-202-036
   Zone: RS-25
   Application Number: PLN2020-00355
   Owner: Susan Smyth
   Applicant: Jaime Limon

(Proposal for alterations and repairs to an existing 6,046 square foot three story single-unit residence, including a new balcony and second floor decks, the replacement of doors and windows, and new exterior plaster and paint finishing. This project will abate violations in ENF2002-00911. Project site is located on an 89,143 square foot lot in the Hillside Design District with an average slope of 41%.)

Review After Final approval is requested for a 349 square foot deck with 42" guardrails, an 18 square foot addition to an existing balcony, and revisions to doors and windows. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval and Final Approval on December 21, 2020, which is when the project was last reviewed.

Approval of Review After Final with the comment that the project is in substantial conformance to the plans that received Project Design Approval and Final Approval on December 21, 2020.

There is a ten-day appeal period for this project.
FINAL APPROVAL

C. **1726 FRANCESCHI RD**
   Assessor's Parcel Number: 019-102-007
   Zone: RS-1A
   Application Number: PLN2021-00234
   Owner: Libby & Kevin Yardi
   Applicant: Chris Cottrell, Native Son Design Studio

(Proposal for a 668 square-foot addition to the first floor, and a new 712 square-foot second floor, of a 2,770 square-foot, single-unit residence with a 512 square-foot two-car garage. The proposed 4,662 square feet of development on a 39,639 square-foot lot is 95% of the guideline maximum floor-to-lot area ratio.)

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

Final Approval with the comment that the project is in substantial conformance to the plans that received Project Design Approval on November 22, 2021.

The ten-day appeal period was announced.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. **907 FELLOWSHIP RD**
   Assessor's Parcel Number: 041-175-035
   Zone: RS-15
   Application Number: PLN2022-00059
   Owner: Joseph J. Kontra
   Applicant: Amy Von Protz

(Proposal to permit the as-built reroof of an existing two-story, single-unit residence located in the Hillside Design District. The proposal includes replacing the existing composition shingle with a combination of two-piece and s-tile Boral clay roofing in color Palermo Blend.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District and Sloped Lot Findings are required. The project was last reviewed under PLN2016-00518 on **November 21, 2016** where it received Project Design Approval, which has since expired.

Project Design Approval and Final Approval with comments:
1. This project and any future roofing projects should match the same combination of s-tile and two-piece tile so that the rake and eave conditions appear to be more traditional in nature.
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 as it is not changing.

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. The materials are divergent from the neighborhood, but the property is not visible so it does not cause an issue with neighborhood compatibility.
   b. The proposed development is compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood. The project is divergent but is not visible.
   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. The proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive trees with a trunk diameter of four inches (4”) or more measured four feet (4’) above natural grade. 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.

**FINAL APPROVAL**

**E. 734 SEA RANCH DR**

Assessor's Parcel Number:   047-104-005  
Zone:    A-1/SD-3    
Application Number:  PLN2020-00628  
Owner: Amanda Moose & Edward Lazarus  
Applicant: Anna Van Wickle, NMA Architects

(Proposal for the construction of a new 450 square-foot carport with photovoltaic canopy, new 4'-6" high driveway gate, and a new 165 square-foot master bathroom addition; as well as the remodel of an existing 505 square-foot garage into a new den/guest bedroom and remodel of an existing 140 square-foot master bathroom into a new closet. Concrete pavers are proposed to replace the existing gravel driveway. An Administrative Exception is required to allow the proposed entry gate and associated walls to be taller than 3'-6" in height within 10'-0" of the front lot line. The project would abate ZIR violations associated with ZIR2012-00005. The proposed total of 3,607 square feet on a 59,322 square foot lot is 69% of the maximum guideline floor-to-lot area ratio.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on June 7, 2021, which is when the project was last reviewed.
Final Approval with the condition that plans are in substantial conformance to the plans that received Project Design Approval on June 7, 2021.

The ten-day appeal period was announced.