ATTENDANCE

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

FINAL APPROVAL

A. 310 E MICHELTORENA ST
Assessor’s Parcel Number: 029-021-002
Zone: R-M
Application Number: PLN2021-00388
Owner: Kiel Kellow
Applicant: Joe Andrulaitis, Andrulaitis + Mixon Architects, Inc.

(Proposal to construct a new 738 square foot second-story, a 127 square foot first floor addition, and a 160 square foot basement to an existing 1,021 square foot single-unit residence. Project includes conversion of 230 square feet of existing space within the residence to accommodate a new Junior Accessory Dwelling Unit (JADU). The proposed total of 1,886 square feet on a 3,000 square foot lot is 86% 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 February 14, 2022, which is when the project was last reviewed.

Final Approval with the condition that colors and manufactures noted on the color board be included on the plans for submittal to the Building Department for permitting.

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

**B. 1207 VISCAINO RD**

- Assessor’s Parcel Number: 019-232-002
- Zone: RS-15
- Application Number: PLN2016-00468
- Owner: Carin Craig
- Applicant: Paul Sicat, Sherry & Associates Architects

(Proposal for repair and/or replacement of an existing 719 square-foot upper-level deck and the construction of a new 229 square-foot addition to the same upper-level deck, 107 square feet of which would be cantilevered; a new aluminum trellis over a portion of the deck; new cable railing at the upper-level deck and exterior stairs; new standing seam metal roof; a new 44 square-foot entry addition; a new 39 square-foot vestibule/closet addition; removal of garage windows; removal of window shutters; new windows and doors throughout; and the removal of the existing board and batten siding to be replaced with plaster finish to match existing. The proposed total of 2,783 square feet on a 19,166 square-foot lot is 63% 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 **July 19, 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 July 19, 2021.

The ten-day appeal period was announced.

*This item was heard out of agenda order*

**FINAL APPROVAL**

**C. 813 ARGUELLO RD**

- Assessor’s Parcel Number: 027-151-013
- Zone: RS-15
- Application Number: PLN2020-00385
- Owner: Dawn & Craig Battles
- Applicant: Kent Mixon, Andrulaitis + Mixon Architects, Inc.

(Proposal for a 104 square foot first floor addition, a 115 square foot roof deck, and an interior remodel to an existing one-story single-unit residence. Project includes new retaining walls at the rear of the residence, a mechanical equipment exception for the tankless water heater and AC condenser unit located in the required 10 foot interior setback, and a Minor Zoning Exception to allow the increase in roof height at the rear of the residence partially located in the required 10 foot interior setback. The proposed total of 1,337 square feet on a 6,422 square foot lot is 48% of the maximum required floor-to-lot area ratio.)

Final Approval is requested. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on **December 6, 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 and Minor Zoning Exception Approval with comments:
1. The Minor Zoning Exception will improve architectural consistency on the rear of the home as it relates to the kitchen addition, and will not create any non-conformance or deleterious effects on the neighborhood due to the color and that the roofing will be dulled down.
2. The placement of the mechanical equipment will not cause problems for the neighbors and is appropriate due to the site constraints.

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

REVIEW AFTER FINAL APPROVAL

D. **1789 CALLE PONIENTE**
   - Assessor's Parcel Number: 041-021-017
   - Zone: RS-6
   - Application Number: PLN2019-00200
   - Owner: Thomas A. & Joan N. Gilles
   - Applicant: Don Swann

(Proposal to construct a new 1,847 square foot two-story single-unit residence with an attached 426 square foot garage and 143 square foot basement. Project includes removal of several trees and new landscaping. A new wood deck, flagstone patio, and covered porch are also proposed. The proposed total of 2,416 square feet of development on a 9,534 square foot lot in the Hillside Design District is 67% of the maximum required floor-to-lot area ratio.)

Review After Final approval is requested for a revised landscape plan. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on August 31, 2020. Project received Final Approval on November 2, 2020, which is when the project was last reviewed.

Approval of Review After Final as submitted.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

E. **469 SCENIC DR**
   - Assessor's Parcel Number: 015-271-002
   - Zone: RS-7.5
   - Application Number: PLN2021-00517
   - Owner: Richard Coffin
   - Applicant: Dylan Henderson, Salt Architecture

(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 received Project Design Approval and Final Approval on **February 14, 2022**, which is when the project was last reviewed, but is returning to the Board due to noticing requirements. No changes to the project are proposed.

Public comment:

The following individuals spoke:

1. Chris & Kathy Morgan

Correspondence from Chris & Kathy Morgan was acknowledged.

**Continue indefinitely to Consent with comments:**

1. Provide an accurate site plan relative to the location of property lines, retaining wall, and proposed fence on the easterly property line.
2. The drawings shall include detailed references and details of the proposed fence types for both the southerly and easterly property lines.
3. The drawings shall include a species gallon size proposed and locations of vines to be installed on the west side of easterly fence.
4. The easterly elevation shall demonstrate compliance with the City of Santa Barbara Ordinance related to height of fences and hedges from natural grade.

*This item was heard out of agenda order*

* THE BOARD RECESSED FROM 11:57 A.M. TO 12:02 P.M. *