ATTESTANCE

Members present: Colasse

Staff present: Reidel and Fennessy

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A.  398 W MOUNTAIN DR
Assessor's Parcel Number: 019-012-017
Zone: RS-1A
Application Number: PLN2022-00008
Owner: Monte Wilson
Applicant: Chris Belanger, CBRD

(Proposal to install a new wood driveway gate and new stone veneer gate posts, associated with a 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.

Project Design Approval and Final Approval as submitted with findings:
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. The grading is not affected by the project.
   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. The scale is not affected by the project.
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.
   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.

**REVIEW AFTER FINAL APPROVAL**

**B. 11 VIA ALICIA**

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<thead>
<tr>
<th>Assessor's Parcel Number:</th>
<th>015-311-003</th>
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<tbody>
<tr>
<td>Zone:</td>
<td>RS-15</td>
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<tr>
<td>Application Number:</td>
<td>PLN2019-00464</td>
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<td>Owner:</td>
<td>Peter Trent</td>
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<td>Applicant:</td>
<td>Hyun Bae Cho, Sherry &amp; Associates, Architects</td>
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(Proposal for site alterations, exterior alterations, and a minor interior remodel to an existing three-story, 3,765 square foot, single-unit residence, with an attached two-car garage. Alterations include converting 257 square feet of existing storage area to habitable space, the demolition and replacement of existing decks with new, door and window alterations, and a new 10'x45' swimming pool and site walls. The proposed total of 4,129 square feet on a 16,083 square foot lot in the Hillside Design District is 84% of the maximum guideline floor-to-lot area ratio.)

Review After Final approval is requested for door changes, changes to the garage door material, improvements to wood siding, and site improvements. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval and Final Approval on September 30, 2019. Project received Approval of Review After Final on June 21, 2021, which is when the project was last reviewed.

**Approve the Review after Final with conditions:**

1. The garage door shall remain as originally approved or as a metal garage door with translucent lights only in the top two feet of the door.
2. The 18 inch glass guard railing proposed is to be replaced with post and cable guard rail to match the rest of the railing on the residence.

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

C. **520 LA MARINA DR**
   - Assessor’s Parcel Number: 035-220-013
   - Zone: RS-7.5
   - Application Number: PLN2022-00053
   - Owner: Hepburn Rickart
   - Applicant: Chris Cottrell, Native Son Design Studio

(Proposal to demolish an existing 280 square-foot covered deck, shed, and kitchen skylight, and construct a new 336 square-foot covered porch, as well as 159 square-feet of infill additions. Project includes new roofing, replacement of windows, doors, and siding, and an interior remodel of the existing 2,703 square-foot single-unit residence. The proposed total of 3,311 square feet on a 26,040 square foot lot is 70% of the maximum guideline floor-to-lot area ratio.)

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

Project Design Approval with findings:
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. No significant change to the topography.
   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. No significant change to the building scale.

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 and are commensurate with the existing residence. 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 public health, safety, and welfare are appropriately protected and preserved.
   e. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting.
   f. The development, including proposed structures and grading, preserves significant public scenic views of and from the hillside.

The ten-day appeal period was announced.
D. **140 CAMINO ALTO RD**

Assessor's Parcel Number: 019-042-005  
Zone: RS-1A  
Application Number: PLN2021-00557  
Owner: Dominic F Wagner  
Applicant: Lori Kari, Kari Architect

(Proposal for a 206 square foot addition to the 2,050 square foot single-unit residence located in the Hillside Design District, and conversion of the existing 436 square foot garage to habitable space. Project includes construction of an attached 390 square foot two-car carport, 228 square foot storage room, and a new walkway. The proposed total of 3,300 square feet on a 73,180 square foot lot is 62% of the maximum guideline 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 conditions and findings:**

1. The new doors and windows shall match existing with the exception of the garage door which would be as proposed with vision lights in the top row only.
2. All jam and head details on exterior windows and doors shall match existing as well as exterior paint.
3. Color, parapets, and texture of plaster shall match existing.
4. 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. The scale is consistent with the neighborhood.
5. 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 commensurate of the existing residence. 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.
   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. Most of the addition proposed is being done so internal to the property and doesn’t affect any of the neighboring property lines.
   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.

**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, but is returning to the Board due to noticing requirements. Project was last reviewed on March 14, 2022.**

Correspondence from Stephan Pointer was acknowledged.

**Project Design Approval and Final Approval with comments and findings:**

1. The Board appreciates the applicant addressing concerns and questions posed by the neighbors and the Board.
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. The building scale is not significantly altered. The carport is benefit to the neighborhood because it provides covered parking and is not out of scale with surrounding neighbors and their garage and deck heights.
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.
   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. They will be an improvement to the home.
   d. The proposed project does not include the removal of or significantly impact any designated Specimen Tree, Historic Tree or Landmark Tree.
e. The public health, safety, and welfare are appropriately protected, preserved, and benefit from the project because the home is being brought back to life.

f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting. Specifically, in terms of requirements to meet the 8 foot maximum along property line and screening has been provided on both the east side as well as the first 24 inches of guardrail on the front carport deck.

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.