PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. **803 LITCHFIELD LN**
   - Assessor's Parcel Number: 041-181-005
   - Zone: RS-15
   - Application Number: PLN2022-00038
   - Owner: Robert T. Wheeler
   - Applicant: Sean Walker, Macaluso Pools

(Proposal to construct a new 14' X 60' swimming pool with inset spa and safety cover associated with an existing 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 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.
   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. 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. Fencing around the pool is included.
   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. **2219 ANACAPA ST**

Assessor's Parcel Number: 025-192-008  
Zone: RS-15  
Application Number: PLN2020-00497  
Owner: Zohar Ziv  
Applicant: Tom Henson, Becker Henson Niksto Architects

(Proposal for a new covered terrace addition and interior remodel of existing single family residence, as well as alterations to exterior doors, windows and stairs. Also proposed is new site work including landscaping, relocating A/C units, garden walls, and in-ground spa. The project site is located on a 12,219 square foot lot in the Mission Area Design District.)

Review After Final approval is requested for alterations to an approved bay and an 18 square foot addition to the second floor. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on February 1, 2021. Project received Final Approval on June 14, 2021, which is when the project was last reviewed.

Approval of Review After Final with the comment that the plans are in substantial conformance with the plans that received Final Approval on June 14, 2021.
NEW ITEM: CONCEPT REVIEW

C. 1258 SAN MIGUEL AVE
Assessor’s Parcel Number: 045-050-021
Zone: E-3/SD-3
Application Number: PLN2022-00045
Owner: Marco V Babich
Applicant: Tom Ochsner

(Proposal to construct a new 510 square foot Accessory Dwelling Unit (ADU) above an existing 237 square foot garage. Project includes a new 42-inch tall roof deck above the ADU and new balcony.)

No final appealable action will be taken at this meeting. Neighborhood Preservation Findings will be required for Project Design Approval.

Correspondence from Brad Frohling was acknowledged.

Continue indefinitely to the Staff Hearing Officer with comments:
1. The windows and doors shall match the nature of windows and doors being installed on main residence.
2. The horizontal cable railing appears to be appropriate given the direction the project is headed stylistically.
3. The roofing and exterior siding shall match the existing residence.
4. The applicant shall consider ways in which they might resolve the appearance of the ADU being top heavy relative to the garage below especially as viewed from the front lot line (Street).
5. The Board does not find any significant privacy issues for this specific project as it relates to the roof deck because of the topography of surrounding sites.
6. The Board does not find any significant privacy issues related to south facing balcony because of its diminutive nature.
7. The applicant shall provide south elevations that better demonstrate the relationship between the existing residence to the ADU and how it is viewed from the street.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 324 SHERMAN RD
Assessor’s Parcel Number: 019-050-006
Zone: RS-1A
Application Number: PLN2021-00077
Owner: Kirt Dreher
Applicant: Adam Graham, Arroyo Seco Construction

(Proposal to demolish the existing failing wood retaining wall, export 10 cubic yards of fill soils behind retaining wall, and construct a new ADU entry to replace existing. The site is developed with an existing single family residence, an attached two-car garage, and an attached Accessory Dwelling Unit (ADU). The Staff Hearing Officer approved a Modification request to allow the encroachment of the proposed new landing into the eastern interior setback on October 20, 2021.)
Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings and Hillside Design District & Sloped Lot Findings are required. Project last reviewed on June 14, 2021.

Project Design Approval and Final 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. The construction is necessary within the 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.
   e. The public health, safety, and welfare are appropriately protected, preserved, and will be improved.
   f. The project generally complies with the Good Neighbor Guidelines regarding privacy, landscaping, noise and lighting regarding the neighbors fencing.
   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. 1125 CIMA LINDA LN
Assessor's Parcel Number: 015-161-021
Zone: RS-25
Application Number: PLN2022-00016
Owner: Mitch Perkins
Applicant: Brett Ettinger, Ferguson-Ettinger Architects, Inc.

(Proposal for exterior improvements to an existing 2,926 square foot single-unit residence located in the Hillside Design District, comprised of replacing the existing roofing with new standing seam metal roofing material, new doors and windows, new exterior wall finish, and new HVAC equipment. No new floor area is proposed 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 continue indefinitely to Consent for Final 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. There is no significant changes 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. There are no significant alterations to 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 will 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 by improving the property.
   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.