ATTENDANCE

Members present: Klein
Staff present: Reidel and Fennessy

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 501 SAN PASCUAL ST
Assessor's Parcel Number: 037-142-011
Zone: R-M
Application Number: PLN2021-00570
Owner: Richard and Roberta Ramirez
Applicant: Tom Ochsner

(Proposal to convert an existing 335 square foot detached 2-car garage and 89 square foot as-built storage shed into an Accessory Dwelling Unit (ADU). A Minor Zoning Exception is requested to allow a 6 and 1/8 inch increase in roof height for the nonconforming accessory building located in the interior setback. Project includes two replacement uncovered parking spaces to be located in the existing driveway in a tandem configuration, and installation of a 24 inch rain barrel to the south side of the existing 1,334 square foot residence. The proposed total of 1,763 square feet on a 5,433 square foot lot is 74% of the maximum guideline floor-to-lot area ratio.)

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

Project Design Approval and Final Approval with findings:
1. The following Minor Zoning Exception criteria have been met:
   a. The improvements are sited such that they minimize impact next to abutting properties as it is a minor height change;
b. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines; and

c. The improvement will be compatible with the existing development and character of the neighborhood.

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, as the size is a low increase.
   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, as the materials match the existing structure and are mellow in nature.
   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.

NEW ITEM: CONCEPT REVIEW

B. 1440 MANITOU RD
Assessor's Parcel Number: 049-221-001
Zone: RS-15
Application Number: PLN2021-00433
Owner: Mary L. Papador
Applicant: Tom Ochsner

(Proposal for a 105 square foot addition to the existing 1,938 square foot single-unit residence located in the Hillside Design District. Project includes a new pool, a 64 square foot pool equipment shed, extension of an existing deck, interior remodel, and a Minor Zoning Exception to allow a new door opening located on the west exterior wall of the residence within the required setback. Staff Hearing Officer review and approval is required to allow the single-story addition to the residence and deck extension to be located in the secondary front setback.)

No final appealable decision will take place at this hearing. Neighborhood Preservation Findings and Minor Zoning Exception Findings will be required when the project is reviewed for Project Design Approval.

Continue indefinitely to the Staff Hearing Officer and return to Consent with comments:
1. The updates are minor and an improvement.
2. The Board finds no compatibility issues.
3. There is sufficient screening and the topography helps with screening.
4. The proposed project is not extending further than the existing roof line.
5. The project is compatible with the Neighborhood Preservation Findings.
6. The Board supports the Minor Zoning Exception as there are no privacy issues.

**FINAL APPROVAL**

C. **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.)

**Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on April 4, 2022, which is when the project was last reviewed.**

**Final Approval as submitted.**

The ten-day appeal period was announced.