ATTENDANCE

Members present: Miller and Klein
Staff present: Kokinda; Holly Garcin, Assistant Planner; Fennessy, and Kathleen Goo, Commission Secretary

PROJECT DESIGN APPROVAL

A. 3326 MADRONA DR
   Assessor's Parcel Number: 053-323-006
   Zone: RS-7.5/SRP/USS
   Application Number: PLN2021-00471
   Owner: Courtney Andelman
   Applicant: Tod Stockwell, T Stock Design Studio

(Proposal for improvements to an existing 1,054 square foot single-unit residence, including a 78 square foot addition to the existing 550 square foot garage, and construction of a 436 square foot Accessory Dwelling Unit (ADU) above the garage, and roof deck. Project includes a request to permit as-built site walls and driveway gates. The proposed total of 1,918 square feet on a 9,236 square foot lot is 55% of the maximum required floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Neighborhood Preservation Findings are required.

Continue two weeks to Consent with comments:
1. The Board cannot support the roof deck in its current proposed location.
2. Based upon the recommendation to mitigate potential negative impacts of privacy issues for adjacent neighbors, study to provide vegetation screening for the proposed deck or study to relocate the proposed deck fifteen feet from the property line.
3. Provide building footprints of the adjacent properties.
4. Provide a materials board.
Action: Miller/Klein, 2/0/0. Motion carried.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. 1485 LA CIMA RD
    Assessor's Parcel Number: 041-022-034
    Zone: RS-6
    Application Number: PLN2021-00571
    Owner: Karsten Gryziec
    Applicant: Michael Ober, Vanguard Planning Inc.

(Proposal to construct a new 1,017 square foot two-story detached Accessory Dwelling Unit associated with an existing 2,310 square foot two-story single-unit residence, with an attached 493 square foot two-car garage located in the Hillside Design District. The proposed total of 3,820 square feet on a 24,884 square foot lot is 81% of the maximum guideline floor-to-lot area ratio (FAR).)

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:
1. Provide vegetation privacy screening farther downslope from the deck, and Implement standard tree protection measures throughout construction.
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. The removal of healthy, non-invasive trees is not proposed for this application.
   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, there are no significant impacts to public scenic views of and from the hillside.
3. 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 massing has the current appearance of having always existed in that location.

Action: Klein/Miller, 2/0/0. Motion carried.

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

C. **1542 HILLCREST RD**
   Assessor’s Parcel Number: 019-032-006
   Zone: RS-1A
   Application Number: PLN2022-00114
   Owner: Alan Fiedler
   Applicant: Eduardo Velasquez, Wicks Roofing and Solar Inc.

(Proposal for the reroof of an existing single-unit residence located in the Hillside Design District, including the replacement of existing orange concrete tiles with country gray presidential comp shingles.)

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 comments:
1. The Board finds the proposed Solaris Country Gray presidential comp roof shingle acceptable as proposed.
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. The removal of healthy, non-invasive trees is not proposed for this application.
   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, there are no significant impacts to public scenic views of and from the hillside.
3. 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 massing has the current appearance of having always existed in that location.

Action: Klein/Miller, 2/0/0. Motion carried.

The ten-day appeal period was announced.