ATTENDANCE

Members present: Miller and Klein
Staff present: Reidel and Goo

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 15 W VALERIO ST

Assessor's Parcel Number: 027-181-003
Zone: R-MH
Application Number: PLN2021-00537
Owner: Stephen Ells
Applicant: Ken Dickson, Windward Engineering

(Proposal to demolish the existing 253 square-foot detached garage and construct a new 755 square-foot detached three-car garage with a 535 square-foot Accessory Dwelling Unit (ADU) and 236 square-foot exterior deck above, associated with an existing 1,294 square-foot single unit residence. Project includes two uncovered parking spaces, the removal and replacement of existing asphalt paving and landscape, and 155 cubic yards of excavation to be recompacted on site. The proposed total of 2,584 square feet on a 6,563 square foot lot is 91% of the maximum required floor-to-lot area ratio.)

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

Item A postponed indefinitely due to the applicant’s absence.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **1930 MISSION RIDGE RD**
   - Assessor's Parcel Number: 019-083-017
   - Zone: RS-1A
   - Application Number: PLN2022-00054
   - Owner: David Denniston
   - Applicant: Scott Menzel, Scott Menzel Landscape Architect

(Proposal for new hardscape and landscape improvements to an existing single-unit residence located in the Hillside Design District. Project includes a new built-in gas grill, a new trash enclosure, and project associated gate, wall, and flatwork improvements. A Minor Zoning Exception is requested for the proposed trash enclosure location in the front yard and to allow a new wall to exceed 42 inches within the first 10 feet of the front lot line.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings, Hillside Design District & Sloped Lot Findings, and Minor Zoning Exception Findings are required.

Present: Scott Menzel, Landscape Architect

No public comment.

**Motion:** Project Design Approval and Final Approval with the condition that the new stone is to match the existing stone, and the following findings.

1. 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. The new stone is to match existing as much as possible.
   d. 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, preserves significant public scenic views of and from the hillside.

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.

3. The following Minor Zoning Exception criteria have been met:
a. The granting of such exception will not be detrimental to the use and enjoyment of other properties in the neighborhood with the stated use of high quality materials.
b. The improvements are sited such that they minimize impact next to abutting properties;
c. The project generally complies with applicable privacy, landscaping, noise, and lighting standards in the Single Family Design Board Good Neighbor Guidelines.
d. The improvement will be compatible with the existing development and character of the neighborhood.

4. The following additional Minor Zoning Exception criteria have been met:
   a. The granting of such exception will not create or exacerbate an obstruction of the necessary sightlines for the safe operation of motor vehicles.
   b. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.

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

The ten-day appeal period was announced.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 933 ROBLE LN
Assessor's Parcel Number: 019-252-004
Zone: RS-15
Application Number: PLN2022-00103
Owner: Steven B. Anderson
Applicant: Tom Ochsner
(Proposal to remodel the lower level of an existing 2,442 square-foot single-unit residence to create a new Accessory Dwelling Unit (ADU). Exterior improvements include new doors and 192 square feet of exterior lower level decks with wood guardrails. The proposed total of 2,634 square feet on a 7,558 square foot lot is 86% 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.

Present: Tom Ochsner, Architect

No public comment.

Motion: Project Design Approval and Final Approval with the findings:
1. 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 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, preserves significant public scenic views of and from the hillside.

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, grading, and filling are already developed appropriate to the site.
b. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

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

The ten-day appeal period was announced.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

D. 1735 HILLSIDE RD
   Assessor's Parcel Number: 041-062-007
   Zone: RS-6
   Application Number: PLN2022-00093
   Owner: Justin Davis Whittet
   Applicant: David Watkins, David Watkins Design, LLC.

(Proposal for a 524 square-foot addition at the rear of an existing 834 square-foot single-unit residence. Project includes removal of a 133 square-foot as-built covered deck to be replaced with a 150 square-foot uncovered deck at the rear of the new addition. The proposed total of 1,538 square feet on an 8,361 square foot lot is 47% 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.

Present: David Watkins Design, LLC; and Justin Davis Whittet, Owner

No public comment.

Motion: Project Design Approval and Final Approval with the findings:
1. 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 with the same colors to match existing.
d. 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, preserves significant public scenic views of and from the hillside.

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.

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

The ten-day appeal period was announced.