ATTENDANCE

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

REVIEW AFTER FINAL APPROVAL

A. 1161 E COTA ST (or 1202 Diana Rd)
    Assessor's Parcel Number: 031-190-049
    Zone: RS-6
    Application Number: PLN2019-00258
    Owner: Pat and Tracey Carney
    Applicant: Shaun Lynch, Evoke Design Studio

(Proposal for construction of a new 2,400 square foot two-story single-unit residence, including an attached, 403 square foot two-car garage, and a 710 square foot Accessory Dwelling Unit (ADU). This is proposed Lot 1 of a 4-lot subdivision approved by Planning Commission (PLN2017-00217). Project must comply with Planning Commission Resolution No. 006-19 which requires a 3:1 tree replacement ratio with minimum 24” size box tree. A Minor Zoning Exception is requested for the location of the backflow device. The proposed total of 3,110 square feet on a 15,505 square foot lot is 71% of the maximum guideline floor-to-lot area ratio.)

Review After Final is requested for the removal and replacement of an existing oak tree. Project plans must demonstrate compliance with the Conditions of Approval in Planning Commission Resolution No. 006-19, and substantial conformance to the plans that received Project Design Approval on August 5, 2019. Project received Final Approval on October 28, 2019, which is when the project was last reviewed.
Staff comments: Ms. Bedard gave a brief explanation to the Board regarding the purpose of the Single Family Design Board purview subject to the conditions of Planning Commission Resolution No. 006-19.

**Approval of Review After Final with the condition that the owner replace the tree if it does not survive and the following comments:**
1. The plans demonstrate substantial conformance to the plans that received Project Design Approval on August 5, 2019.
2. The Board accepts the arborist recommendations for one 48-inch box tree; however, expressed concerns that a 48-inch tree may not survive, and suggests the replacement tree be a 36-inch box Oak tree in efforts to increase the likelihood of success and longevity.

### REVIEW AFTER FINAL APPROVAL

**B. 414 YANKEE FARM RD**

- Assessor's Parcel Number: 047-030-014
- Zone: A-1/SD-3
- Application Number: PLN2019-00594
- Owner: Sharon and Todd Hall Kessler
- Applicant: Michael Holliday, DMHA Architecture + Interior Design

(Proposal for an interior remodel and a 211 square foot addition to an existing 4,832 square foot single-unit residence located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes demolition of existing 1,153 square foot garage to construct a new 912 square foot detached two-car garage with a pool equipment room and storage room. Proposal also includes a new outdoor pool, raised wood decks, relocation of the existing driveways, and landscape improvements. The proposed total of 4,628 square feet of development on a 51,574 square foot lot in the Hillside Design District is 91% of the guideline maximum floor-to-lot area ratio.)

Review After Final is requested to raise the guest room floor to match the main house level, changes to windows and doors, and various interior changes. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on July 20, 2020. Project received Approval for Review After Final on October 25, 2021, which is when the project was last reviewed.

Approval of Review After Final as submitted with the comment that the plans demonstrate substantial conformance to the plans that received Project Design Approval on July 20, 2020.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. 647 SEA RANCH DR
    Assessor's Parcel Number: 047-103-009
    Zone: A-1/SD-3
    Application Number: PLN2021-00447
    Owner: Amerson Family Trust 12/19/14
          David Amerson, Trustee
    Applicant: Tom Ochsner

(Proposal for a new 455 square foot accessory structure (yoga room). The project is associated with an existing 3,274 square foot single-unit residence and 617 square foot garage. The proposed total of 4,458 square feet on a 112,385 square foot lot is 76% 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.

* The item was heard out of order. *

Project Design Approval and Final Approval with 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.
   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, 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.
D. **476 PASEO DEL DESCANSO**

Assessor's Parcel Number: 053-101-013  
Zone: RS-7.5  
Application Number: PLN2021-00423  
Owner: Brogan Bjerre Donahoe  
Applicant: Amy Von Protz

(Proposal to connect the existing single-unit residence to an existing detached garage/hobby room, and to convert the existing one-car garage to habitable space. Two uncovered parking spaces are proposed to be located behind the existing driveway gates. Project includes a new 100 square foot covered patio, window and door improvements, and a new 108 square foot covered storage area at the rear of the property. The proposed total of 2,040 square feet on a 9,862 square-foot lot is 56% of the maximum guideline floor-to-lot area ratio (FAR).)

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

* The item was heard out of order. *

Correspondence from Ray Aronson was acknowledged.

**Project Design Approval and Final Approval with 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.
   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, preserves significant public scenic views of and from the hillside.
PROJECT DESIGN APROVAL

E. **270 SAN RAFAEL**  
Assessor's Parcel Number: 045-142-024  
Zone: E-3/SD-3  
Application Number: PLN2022-00049  

(Proposal for a 304 square foot single-story addition to the existing 1,430 square foot single-unit residence, located in the Non-Appealable Jurisdiction of the Coastal Zone. Project includes a new 318 square foot roof deck above the proposed addition, an interior remodel, and replacement of the existing shingle roof, windows, and doors, and board and batten siding. The proposed total of 1,734 square feet on a 6,759 square foot lot is 61% of the maximum required floor-to-lot area ratio (FAR).)

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

Correspondence from Stephanie & Tres Riordan was acknowledged.

**Project Design Approval and continued indefinitely for Final Approval with the comment that the applicant should return with railing details and photographic examples, 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.
   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, preserves significant public scenic views of and from the hillside.