ATTENDANCE

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

FINAL APPROVAL

A. 0 LAS TUNAS RD
Assessor's Parcel Number: 019-082-001
Zone: RS-1A
Application Number: PLN2022-00058
Owner: Mark and Ginger Synnott
Applicant: Eva Turenchalk
Architect: Neumann Mendro Andrulaitis

(Proposal to construct a 3,752 square foot single-unit residence located on a vacant lot in the Hillside Design District, with a basement level comprised of three-car garage, a wine cellar, pool equipment room, main entry, and bedroom. A new swimming pool and spa, two exterior landscaped terraces and four exterior wood decks, landscape walking path, and driveway with a motor court are also proposed. Additional improvements includes grading, new native landscaping throughout the site, and removal of one non-specimen pepper tree. The proposed total of 3,752 square feet on a 60,984 square foot lot is 72% of the maximum guideline floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on May 9, 2022, which is when the project was last reviewed.

Final Approval with the comment that the plans demonstrate substantial conformance to the plans that received Project Design Approval on May 9, 2022.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

B. **3067 PASEO DEL DESCANSO**
   
   Assessor's Parcel Number: 053-192-004
   
   Zone: RS-7.5/USS
   
   Application Number: PLN2022-00078
   
   Owner: Grant Slawson
   
   Applicant: Howard Wittausch

(Proposal to permit 203 linear feet of wood fencing and gates at the property line and side yards. Project includes a request for a Minor Zoning Exception to permit waste and recycling within the interior setback, adjacent to the existing detached garage building.)

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 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 materials and details. The proposed materials and colors maintain the natural appearance of the ridgeline or hillside with already on-site existing materials.
   
   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. 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, does not have significant public scenic views of and from a hillside.

2. 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;
   
   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; and
   
   e. The waste and recycling enclosure is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, Performance Standards.
PROJECT DESIGN APPROVAL AND FINAL APPROVAL

C. **15 W VALERIO ST**
   Assessor’s Parcel Number: 027-181-003
   Zone: R-MH
   Application Number: PLN2021-00537
   Owner: Stephen Ells
   Applicant: Ken Dickson

(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 (FAR).)

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

Correspondence from Mary Brennan and Wendy Santizo were acknowledged.

Project Design Approval and Final Approval with findings and conditions:
1. Match the proposed eave shingle details to the existing residence and show accurately on the plans.
2. Plant the detention with water plants that can handle inundation.
3. 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 materials and 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. 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, does not have significant public scenic views of and from a hillside.

The ten-day appeal period was announced.