ATTENDANCE

Members present: Miller and Klein
Staff present: Robert Dostalek, Associate Planner (until 9:11 a.m.); Reidel; and Goo

PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 1258 SAN MIGUEL AVE
Assessor's Parcel Number: 045-050-021
Zone: E-3/SD-3
Application Number: PLN2022-00045
Owner: Marco V. Babich
Applicant: Tom Ochsner

(Proposal to construct a new 510-square-foot Accessory Dwelling Unit (ADU) above a 237-square-foot detached garage. The project includes a balcony and a 201-square-foot roof deck with 42-inch guardrail for the ADU, and 201 square feet of storage area behind the garage. Project site is located in the Non-Appealable Jurisdiction of the Coastal Zone.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Findings are required. Project was last reviewed on April 4, 2022.

Project Design Approval and Final Approval with the condition that the elevations accurately show the proposed cable railings and window changes, 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 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; including a submitted positive good neighbor comment letter.

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.

REVIEW AFTER FINAL APPROVAL

B. 650 JUANITA AVE
Assessor's Parcel Number: 035-123-001
Zone: RS-15
Application Number: PLN2021-00383
Owner: Michael P. Yurcho
Applicant: Michael Ober, Vanguard Planning Inc.

(Proposal to demolish an existing detached two-car garage, and construct a new 521 square-foot two-car garage with an attached 921 square-foot, two-story Accessory Dwelling Unit (ADU), associated with an existing 1,125 square foot single-unit residence. The proposed total of 2,521 square feet on a 11,223 square-foot lot, is 65% of the maximum required floor-to-lot area ratio (FAR).)

Review After Final is requested for an eleven inch height increase. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on November 22, 2021. Project received Final Approval on February 22, 2022, which is when the project was last reviewed.

Approval of Review After Final with the comment that the plans demonstrate substantial conformance to the plans that received Project Design Approval on November 22, 2021.

REVIEW AFTER FINAL APPROVAL

C. 843 CALLE CORTITA
Assessor's Parcel Number: 041-176-019
Zone: RS-15
Application Number: PLN2019-00625
Owner: Lindsay Anderson
Applicant: Dylan Henderson, Salt Architecture

(Proposal to construct new 240 square foot, second-story deck and a 121 square foot, first-story deck at the rear an existing 1,449 square foot single-unit residence. Project includes the enclosure of an
"as-built" outdoor kitchen and a new master bathroom. Proposal to convert an "as-built" lower level to an Accessory Dwelling Unit is under a separate building permit. Project will abate zoning violations listed in ZIR2016-00435. A Minor Zoning Exception is requested for the trash enclosure located within the front and interior setbacks. The proposed total of 2,189 square feet on a 6,969 square foot lot is 75% of the maximum required floor-to-lot area ratio (FAR).

Review After Final is requested for a new entry roof above the front door, enclosure of an additional 82 square feet at the Accessory Dwelling Unit, paint revisions, door and window revisions, and a new AC unit. Project plans must demonstrate substantial conformance to the plans that received Project Design Approval on May 11, 2020. Project received Final Approval on February 1, 2021, which is when the project was last reviewed.

Approval of Review After Final with comments:
1. The plans demonstrate substantial conformance to the plans that received Project Design Approval on May 11, 2020.
2. The Board recommends studying other color options that are less contrasting and a more acceptable neutral color scheme.

FINAL APPROVAL

D. 270 SAN RAFAEL
   Assessor's Parcel Number: 045-142-024
   Zone: E-3/SD-3
   Application Number: PLN2022-00049
   Owner: Alan L. & Jennifer M. Svec 2002 Trust
   Alan and J.M. Svec, Trustees

(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 1,430 square feet on a 6,759 square foot lot is 50% of the maximum required floor-to-lot area ratio (FAR).)

Final Approval is requested. Project requires substantial conformance to the plans that received Project Design Approval on May 31, 2022, which is when the project was last reviewed.

Final Approval as submitted since the plans demonstrate substantial conformance to the plans that received Project Design Approval on May 31, 2022.

The ten-day appeal period was announced.