

C. Consent Minutes:

- Motion: Ratify the Consent Minutes of **November 10, 2014**. The Consent Minutes were reviewed by Pierce/Sweeney.
- Action: Bernstein/James, 5/0/0. Motion carried. (Miller/Zimmerman absent).
- Motion: Ratify the Consent Minutes of **November 17, 2014**. The Consent Minutes were reviewed by Pierce/Sweeney.
- Action: Pierce/Woolery, 5/0/0. Motion carried. (Miller/Zimmerman absent).

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.

a. Mr. Eng made the following announcements:

- Board member Zimmerman will be absent from the meeting and Board member Miller will be arriving late.
- Stay informed about and get involved with the New Zoning Ordinance by signing up through the City's website at www.santabarbaraca.gov/NZO.

b. Chair Sweeney made the following announcements:

- The SFDB Subcommittee for the New Zoning Ordinance is tentatively comprised of Chair Sweeney, Board Member Miller, and Board Member Woolery.
- Chair Sweeney emphasized the importance of board member attendance to more effectively review and discuss controversial projects, of which several have recently come before the Board.
- Chair Sweeney attended the Planning Commission review of 511 Brosian Way, which was granted a Coastal Development Permit. The project will return to the Single Family Design Board for Project Design Approval.
- Chair Sweeney will attend the City Council hearing regarding the appeal of Planning Commission approval of 3435 Marina Drive. The Single Family Design Board members are invited to attend.
- Chair Sweeney will attend and speak at the City Council hearing regarding the appeal of Single Family Design Board's denial of 3626 San Remo Drive, Lot 2. Chair Sweeney is creating a number of exhibits that illustrate the Board's concerns and rationale for denying the project.
- There have been a number of projects that have received "stop work" orders due to unpermitted work and work that deviates from approved plans. Chair Sweeney cautioned contractors, architects, and applicants that the City is taking action on these cases. He also suggested forming a subcommittee to deal with projects that do not comply with City approvals and regulations.

E. Subcommittee Reports.

No Subcommittee Reports.

SFDB-CONCEPT REVIEW (CONT.)**1. 434 CONEJO RD****A-1 Zone****(3:15)**

Assessor's Parcel Number: 019-061-012
Application Number: MST2014-00066
Owner: Maria Lourdes C. Smith
Architect: Alex Pujo

(Proposal to construct a new 1,724 square foot two-story single-family residence and attached 519 square foot two-car garage. Also proposed is a 133 square foot second floor deck and 290 linear feet of retaining walls. A total of 325 cubic yards of grading is proposed. The proposed development total 2,500 square feet, located on a 7,925 square foot vacant lot within the Hillside Design District, is 79% of maximum floor-to-lot area ratio (FAR).)

(Project Design Approval is requested. Project must comply with Staff Hearing Officer Resolution No. 058-14. Project was last reviewed on November 3, 2014.)

Actual time: 3:24 p.m.

Present: Alex Pujo, Architect; and Drew Smith, Owner.

Public comment opened at 3:34 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Provide a cut sheet and color sample for the garage door.
- 2) Consider softening the color of the retaining wall; the current color is too dark.
- 3) Explore an alternative location for the bio retention in order to reduce the height of the retaining way at the driveway.
- 4) Develop the landscape plan further, incorporating erosion control measures and considering the full size of the plants once matured.
- 5) The Board can make the Neighborhood Preservation Ordinance findings for the residence; however, the Board requests the applicant study the height of the driveway retaining wall and work with City staff on meeting SWMP requirements at this site.

Action: Woolery/Miller, 6/0/0. Motion carried. (Zimmerman absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**2. 430 EL CIELITO RD****A-1 Zone**

(3:45) Assessor's Parcel Number: 021-073-009
Application Number: MST2014-00540
Owner: Dennis Artuian Revocable Trust
Architect: Peter Becker Architect
Contractor: Rick Jeffrey

(Proposal to construct 584 square feet of residential additions, which includes the conversion of 399 square feet of an existing carport to habitable space and to construct a new attached 1,128 square foot split level four-car garage, to an existing one-story, 1,974 square foot single-family residence. The proposal includes three new uncovered guest parking spaces, 165 cubic yards of cut and fill grading, reconfiguring the existing driveway, new site walls, and landscaping alterations, including the removal of two trees (one 8-inch oak tree and a 12-inch liquid amber tree). The proposed development total of 3,813 square feet, located on a 31,044 square foot lot in the Hillside Design District, is 79% of the guideline floor-to-lot area ratio (FAR). The proposal includes Staff Hearing Officer review for a requested zoning modification. The application will address violation identified in the Zoning Information Report ZIR2013-00604.)

(Comments only; project requires Environmental Assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 4:10 p.m.

Present: Jacob Niksto, Architect.

Public comment opened at 4:21 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Staff Hearing Officer to return to Full Board with comments:

- 1) The Board supports the garage size and finds that the proposed modification does not pose consistency issues with the design guidelines.
- 2) The Board appreciates the upgrades and finds the design acceptable as it relates to neighborhood compatibility.
- 3) The Board finds that the removal of the oak tree as presented is acceptable.
- 4) Restudy the balcony and the grillework to better fit the style of the architecture.
- 5) Consider softening the colors and/or provide a landscape plan that shows how plantings interact with the elevations.
- 6) Study a creative design for the wrought iron.
- 7) Study a reduction or modification of the retaining wall.
- 8) Restudy the windows for the garage.
- 9) Consider a caisson building foundation near the oak tree by the garage.

Action: Bernstein/Miller, 6/0/0. Motion carried. (Zimmerman absent).

SFDB-CONCEPT REVIEW (CONT.)**3. 477 PASEO DEL DESCANSO****E-3 Zone**

(4:25) Assessor's Parcel Number: 053-102-006
Application Number: MST2014-00349
Owner: Pacific Homes Funding
Architect: Ted Meeder

(Proposal to demolish an existing single-family residence with an attached garage and construct a new 2,524 square foot, two-story, single-family residence with an attached 407 square foot, two-car garage. The project includes an attached trellis, outdoor fireplace, fountain, and landscaping. The proposed total of 2,931 square feet on a 9,000 square foot lot is 85% of the required maximum floor-to-lot area ratio (FAR).)

(Third concept review. Action may be taken if sufficient information is provided. Project was last reviewed on November 3, 2014.)

Actual time: 4:51 p.m.

Present: Ted Meeder, Architect.

Public comment opened at 4:56 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued indefinitely to the Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials and good neighbor guidelines.
- 2) Clarify on the landscape plan the removal of the *Pittosporum* hedge and show the placement of the *hymenosporum flavum* trees.
- 3) Provide a color board.

Action: Miller/Pierce, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**4. 20 PUEBLO VISTA RD****E-1 Zone**

(4:55) Assessor's Parcel Number: 019-311-019
Application Number: MST2014-00511
Owner: William O'Donnell
Applicant: Cesar Cruz

(Proposal to construct a 620 square foot, second story addition to an existing 2,017 square foot, two-story, single-family residence with an attached two-car garage. The project includes removal of an as-built alcove at the north elevation of the residence and permitting of the as-built reconfiguration of two bedrooms on the second floor into one master bedroom. The proposed total of 2,637 square feet on a 14,268 square foot lot in the Hillside Design District is 62% of the required maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2014-00281.)

(Second Concept Review. Action may be taken if sufficient information is provided. Project was last reviewed on November 3, 2014.)

Actual time: 5:10 p.m.

Present: Manuel Contreras, Contractor.

Public comment opened at 5:16 p.m. As no one wished to speak, public comment was closed.

Motion: Project Design Approval with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code and continued two weeks to the Full Board with comments:

- 1) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and good neighbor guidelines.
- 2) Provide wall section details through the balcony and overhanging windows on the south elevation and the garage doors on the east elevation.
- 3) Provide a color board.
- 4) Provide details for downspouts, lighting and garage doors.
- 5) Provide pictures of the existing site conditions adjacent to the project area.

Action: James/Pierce, 6/0/0. Motion carried. (Zimmerman absent).

The ten-day appeal period was announced.

***** THE BOARD RECESSED AT 5:25 P.M. AND RECOVERED AT 5:29 P.M. *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1346 MANITOU RD****E-1 Zone**

(5:25) Assessor's Parcel Number: 049-210-010
Application Number: MST2014-00533
Owner: Lewis E. Manring
Architect: W. David Winitzky Architects

(Proposal to add 1,193 square feet of first- and second-story additions to an existing 1,983 square foot single-family residence with a 455 square foot detached garage. The additions include habitable space that will connect the garage to the residence. The project also includes new landscaping, site walls, and an interior remodel. The proposed total of 3,631 square feet on a 27,168 square foot lot in the Hillside Design District is 76% of the guideline floor-to-lot area ratio (FAR).)

(Comments only; project requires Environmental Assessment.)

Actual time: 5:29 p.m.

Present: Derrick Eichelberger, Landscape Architect; and Irene Marsi, representative for the Owner.

Public comment opened at 5:43 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Full Board with comments:

- 1) Study the large amount of railing.
- 2) Study the window arrangement on the east elevation.
- 3) Study the double doors at the workshop on the south elevation. The doors currently resemble a main entryway.
- 4) Study the roof opening above the workshop doors.

Action: Pierce/James, 6/0/0. Motion carried. (Zimmerman absent).

*****MEETING ADJOURNED AT 6:00 P.M.*****

CONSENT AGENDA (11:00 A.M.)

Items on Consent Agenda were reviewed by **Jaime Pierce** and **Fred Sweeney**.

FINAL REVIEW**A. 647 SEA RANCH DR A-1/SD-3 Zone**

Assessor's Parcel Number: 047-103-009
Application Number: MST2014-00489
Owner: Michael D. & Julie A. Miller Revocable Trust
Designer: Amy Von Protz

(Proposal to construct a new covered outdoor barbecue area, a new detached trellis, a new spa and fire pit, and approximately 126 linear feet of new retaining walls (max 8-feet tall) with an 18-inch bench seat, and a new decorative wall and posts at the entry courtyard adjacent to the driveway. The parcel is currently developed with an existing, two-story, 3,649 square foot, single-family residence, including an attached, two-car garage. The parcel is within both the appealable and non-appealable jurisdictions of the Coastal Zone and requires Coastal Review.)

(Final Approval is requested.)

Final Approval as Submitted.

NEW ITEM – PUBLIC HEARING**B. 3425 SEA LEDGE LN A-1/SD-3 Zone**

Assessor's Parcel Number: 047-082-012
Application Number: MST2014-00537
Owner: Jacques Habra
Architect: Peter Becker Architect

(Proposal to construct a new 480 square foot pool, 49 square foot spa with associated pool equipment and safety fencing on a 17,490 square foot lot in the Hillside Design District and the Appealable jurisdiction of the Coastal Zone. This proposal is an amendment to the recent Coastal Development Permit dated May 2, 2013 and revised on August 8, 2014, under MST2012-00135 which approved 2,345 square feet of one- and two-story additions, the demolition of the existing garage, and the conversion of 488 of existing habitable floor area into a new two-car garage. The proposal requires Planning Commission review for a requested Coastal Development Permit.)

(Comments only; project requires Planning Commission review for an amendment to a Coastal Development Permit.)

Joyce and Leon Lunt, adjacent neighbors at 3487 Sea Ledge Ln, submitted a letter expressing concerns about installing a pool during a drought and an allegedly over-height hedge in between the two properties.

Continued indefinitely to Planning Commission to return to Consent with the following comments:

- 1) The Board finds the pool aesthetically appropriate.
- 2) Show the enclosure or landscaping treatment around the pool equipment.
- 3) Provide a detail of the chain link fence.
- 4) Show any lighting associated with the pool.

NEW ITEM

C. 205 LAS ONDAS

E-3/SD-3 Zone

Assessor's Parcel Number: 045-152-012
Application Number: MST2014-00562
Owner: Octavio N. & Esther Valencia Living Trust
Applicant: Eric Swenumson

(Proposal for a 253 gross square foot upper level deck at the rear of an existing two-story single family residence. The proposal includes replacement of windows on the second floor and interior remodel.)

(Action may be taken if sufficient information is provided.)

Continued indefinitely to the Full Board.