



## C. Consent Calendar:

Motion: Ratify the Consent Calendar for of **December 19, 2016**. The Consent Calendar was reviewed by Fred Sweeney and Denise Woolery.

Action: Woolery/Moticha, 6/0/0. Motion carried.

Motion: Ratify the Consent Calendar for of **January 9, 2017**. The Consent Calendar was reviewed by Joe Moticha and Lisa James, with an additional conditions for Item H, 2439 Santa Barbara St.

Action: Woolery/Miller, 6/0/0. Motion carried.

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

Board member Bernstein announced later in the meeting that she was stepped down from Item 6, 1440 W. Valerio Street.

## E. Subcommittee Reports: Chair Sweeney submitted a Sub-Committee report on the proposed New Zoning Ordinance (NZO) changes in reference to a December 23, 2016 memorandum from the Planning Division. Staff responded during the presentation of the first agenda item discussion and presentation.

**DISCUSSION ITEM****1. NEW ZONING ORDINANCE (NZO) (Continued to January 23<sup>rd</sup> Full Board meeting)**

**(3:15)** Staff: Marck Aguilar, Project Planner

Jaime Limón, Design Review Supervisor

(Staff discussion of new and changed design review approvals proposed in New Zoning Ordinance (NZO). Release of the Draft New Zoning Ordinance for public review is anticipated for early February 2017.)

Topics Presented:

1. NZO Goals: restructured and easier to understand, modern and current, flexible and administering the code, and responsive to nonconforming situations.
2. New Design Review Approvals: accessory buildings, encroachments into setbacks, alterations with setbacks, fences and hedges, screening, replacement of demolished nonconforming buildings, and open yards.
3. Accessory Buildings: increased lot size greater than 1 acre in size, change in floor area use (currently: a separate allowances for covered parking and detached accessory buildings; proposed: a single allowance for both), and with restrictions.
4. Accessory Building Restrictions: livable floor area (500 sq.ft. detached), maximum size of single buildings (1250 sq.ft.), minimum number of required parking spaces must be provided, and design review for covered parking/accessory buildings over 500 sq.ft., and 3+ covered parking spaces.
5. Encroachments into Setbacks: For detached equipment (AC, heaters, pool equipment, transformers, and backflow). Including noise decibel issues.
6. Other Topics: NZO within the Rivera neighborhood, SHO modifications, under-developed under-space/basement (under entire perimeter), sloped sites, small lots usually with one-car garages that need off-site parking (within the Mesa, City College area, etc.), air-condition units being allowed within setbacks, off-street parking and allowed parking in the front yard, fences and hedge heights (8-foot limits and extra height requested or allowed), and accessory buildings (inclusion of acre lots, bluff-top/along creek issues).

Board Comments:

Chair Sweeney & Vice-Chair Miller: For large accessory building requests, how does the Board deal with accessory buildings that might be turned into dwelling units? Staff clarified that staff reviews the proposed requested livable floor area, and will limit the requested livable square footage, dimensions, and floor plan configurations being requested prior to the Board's review.

Board Member Bernstein: received staff's clarification on older homes and accessory building parking.

Chair Sweeney: received staff clarification on noise ordinance review by zoning staff, and that Design Review Boards may reduce or waive requirements for existing site constraints or in order to "achieve superior aesthetics or environmental design."

Chair Sweeney: Projects are placed before design review boards for aesthetics and design issues. Other topics discussed were encroachments into setbacks, waste and recycling containers, and electric vehicles allowed into setback for the same area as a regular parking space, and front and interior setback requirements were discussed.

**Please refer to the City TV video recording of this meeting for additional comments by Board members.**

**Presentation and Discussion were continued two weeks to the January 23, 2017 Full Board meeting.**

**FINAL REVIEW****2. 246 SAN CLEMENTE****E-3/SD-3 Zone**

**(4:10)** Assessor's Parcel Number: 045-152-025  
 Application Number: MST2015-00598  
 Owner: Jewell Family Trust  
 Applicant: Jarrett Gorin  
 Designer: Amy Von Protz

(Proposal for a 288 square foot first-floor addition and a 194 square foot second-floor addition to an existing 1,820 square foot two-story single-family residence with an attached 256 square foot one-car garage. The proposal includes removal of a 112 sq. ft. detached shed. The proposed total of 2,558 square feet on a 6,098 square foot lot is 94% of the required maximum floor-to-lot area ratio (FAR). The property is located in the non-appealable jurisdiction of the Coastal Zone and requires coastal review. Staff Hearing Officer review is requested for a parking modification to allow one covered parking space on site, instead of the two covered parking spaces required.)

**(Final Approval is requested; Project must comply with Planning Commission Resolution No. 028-16 and was last reviewed October 31, 2016.)**

Actual time: 4:13 p.m.

Present: Jeremy and Carolyn Jewell, Owners.

Public comment opened at 4:17 p.m. As no one wished to speak, public comment was closed.

**Motion: Final Approval and the Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and follows good neighbor guidelines.**

Action: Miller/Woolery, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**PROJECT DESIGN REVIEW****3. 237 SAN CLEMENTE****E-3/SD-3 Zone**

**(4:30)** Assessor's Parcel Number: 045-151-006  
Application Number: MST2016-00476  
Owner: David Wadors  
Architect: Tom Ochsner

(Proposal to demolish the existing 1,544 square foot one-story single-family residence and construct a new 1,967 square foot two-story single-family residence. The proposal also includes a new two-story detached 550 square foot garage with a 280 square foot accessory structure above to be used as an exercise room. Other site improvements include a new driveway, retaining wall and decks on both the residence and accessory structure. The proposed total of 2,730 square feet on an 8,049 square foot lot located in the Non-Appealable Jurisdiction of the Coastal Zone is 85% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Project Design Approval is requested; Project requires Tier 3 SWMP compliance and Coastal Review.)**

Actual time: 4:22 p.m.

Present: Tom Ochsner, Architect; and Chuck McClure, Landscape Architect.

Public comment opened at 4:32 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 Consent Review with comments:**

- 1) The Board finds the new stair configuration and project size, bulk, and scale are acceptable.
- 2) The Board had positive comments regarding the project's consistency and appearance, neighborhood compatibility, quality of architecture and materials, and follows good neighbor guidelines.
- 3) The Board appreciates the reduction in structure height, the changed second-story deck design, and the over-all appearance of the design.
- 4) Return with a color board with a preferred warm grey color, as opposed to an industrial grey color.
- 5) Provide a new proposed gate design.
- 6) Provide Tier 3 Storm Water Management Program (SWMP) requirements and a Coastal Review prior to submittal for Final Approval.

Action: James/Woolery, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\* THE BOARD RECESSED FROM 4:48 P.M. TO 4:55 P.M. \***

**SFDB-CONCEPT REVIEW (CONT.)****4. 139 LOMA MEDIA RD****E-1 Zone**

**(5:00)** Assessor's Parcel Number: 019-261-014  
 Application Number: MST2016-00517  
 Owner: Raymond W. Jewell, Trustee  
 Owner: Arlene Montesano  
 Applicant: Ken Mineau

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor-to-lot area ratio (FAR).)

**(Comments Only; Project requires Staff Hearing Officer Review for Zoning Modification requests.)**

Actual time: 4:55 p.m.

Present: Jeff Yardy, Landscape Architect; Paul Rubison, Architect; and Ken Mineau, Applicant.

Public comment opened at 5:02 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board appreciates the general overall design and architecture, and the project has consistency in appearance and follows good neighbor guidelines.
- 2) The Board finds the proposed two front setback modifications and an open yard modification are aesthetically appropriate, and do not pose consistency issues with the Single Family Design Guidelines and findings.
- 3) Reconsider the use of ficus plantings for a hedge material; and provide extra care and consideration for the front yard in preparation of a revised landscape plan.
- 4) Provide Transportation Division staff review and approval.

Action: Bernstein/Miller, 6/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****5. 421 W MOUNTAIN DR****A-1 Zone**

**(5:30)** Assessor's Parcel Number: 021-103-013  
 Application Number: MST2016-00545  
 Owner: Brandon Michael Doheny  
 Designer: Kristian Howell

(Proposal to add an 835 square foot two-story addition to an existing 1,116 square foot single family residence with an existing 485 square foot detached two-car garage. The proposed total of 2,360 square feet on a one-acre lot in the Hillside Design District is 48% of the guideline maximum floor-to-lot area ratio (FAR). This project will address violations in Zoning Information Report ZIR2013-00564.)

**(Action may be taken if sufficient information is provided; Project requires Tier 3 SWMP compliance.)**

Actual time: 5:21 p.m.

Present: Kristian Howell, Designer; and Brandon Michael Doheny, Owner.

Public comment opened at 5:30 p.m. As no one wished to speak, public comment was closed.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board appreciates the general architectural design direction of the project that sits on the site.
- 2) Study lowering the roof height to be more consistent with the existing low-slung hacienda-type of architecture. Study lowering the plate height of the new addition in relationship to the existing house roof configuration.

Action: James/Woolery, 6/0/0. Motion carried.

**\* THE BOARD RECESSED FROM 5:40 P.M. TO 5:50 P.M. \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**

**6. 1440 W VALERIO ST**

**R-1 Zone**

**(6:00)**

Assessor's Parcel Number: 041-040-029  
 Application Number: MST2016-00554  
 Owner: Ramiro R. Arroyo Jr.  
 Architect: Hugh Twibell

(Proposal to construct a 220 square foot second-story addition for accessory space above an existing 292 square foot detached two-car garage. No additions or alterations are proposed to the existing 1,007 square foot single-family residence. The proposed total of 1,319 square feet of development, which includes an existing 44 square foot shed, on a 5,909 square foot lot located in the Hillside Design District is 50% of the maximum allowed floor-to-lot area ratio (FAR). Staff Hearing Officer review is requested for a Zoning Modification to allow for additions that change the basic characteristics of a building that is legal non-conforming to the interior setback.)

**(Comments Only; Project requires Staff Hearing Officer Review for a Zoning Modification request.)**

Actual time: 5:50 p.m.

Present: Hugh Twibell, Architect.

Public comment opened at 5:57 p.m.

- 1) Kimberly Schizas (on behalf of Vicki A. Hill), opposition; expressed concerns regarding conforming structure, adjacent windows for privacy issues, existing specimen oak tree, and existing garage compatibility. Staff addressed written letter concerns regarding hanging power lines (that is not within the Board's purview), and the legality of the oak tree maintenance (which is a legal matter between two neighbors and not within the Board's purview). Tree maintenance and trimming issues will be addressed among effected neighbors.

An emailed letter in opposition from Vicki A. Hill was acknowledged.

Public comment closed at 5:59 p.m.

**Motion: Continued indefinitely to Full Board with comments:**

- 1) The Board supports the proposed style of architecture.
- 2) Study the windows on the north side to relocate them to the other side of the project in order to address privacy issues of the adjacent neighbor.
- 3) Provide a drawn out site plan of the adjacent house on the project's north side and to include the canopy of the proposed large oak tree, the window locations, the carport in relation to the property, and the existing shed to be removed.
- 4) The Board finds the proposed Zoning Modification to allow for additions that change the basic characteristics of a building and legal non-conforming to the interior setback is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

Action: Miller/Woolery, 5/0/0. Motion carried. (Bernstein stepped down).

**\* THE BOARD RECESSED FROM 6:22 P.M. TO 6:52 P.M \***

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****7. 727 SAN ROQUE RD****E-1/SD-2 Zone****(7:00)**

Assessor's Parcel Number: 053-061-004  
 Application Number: MST2016-00559  
 Owner: Scott Wilson  
 Applicant: Hyun Bae Cho  
 Architect: Dawn Sherry

(Proposal for additions and alterations to an existing 1,425 square foot multi-story single-family residence and 373 square foot detached garage. The proposal includes the demolition of the existing 373 square foot detached garage and construction of a new 629 square foot attached garage. The proposal also includes a lower level addition of 1,149 square feet, main level addition of 155 square feet, an upper level addition of 833 square feet and permitting an "as-built" 74 square foot addition. Other site improvements include relocating the main entry, new doors, windows, interior reconfigurations and a 96 square foot upper-level deck. The proposed total of 4,265 square feet on a 30,728 square foot lot located in the Hillside Design District, is 89% of the guideline maximum floor-to-lot area ratio (FAR). The proposal requests Staff Hearing Office Review for proposed setback modifications and will address violations in ZIR2008-00193.)

**(Comments Only; Project requires Staff Hearing Officer Review for Zoning Modification requests.)**

Actual time: 6:52 p.m.

Present: Dawn Sherry, Architect; and Scott & Carlene Wilson, Owners.

Public comment opened at 7:03 p.m. As no one wished to speak, public comment was closed.

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

- 1) The Board finds the 89% guideline maximum floor-to-lot area ratio (FAR) acceptable due to the size of the lot and compatibility of size, bulk and scale.
- 2) Provide a site section and photographs of the garage and the height of the project compared to adjacent properties on the south side.
- 3) The Board finds the proposed as-built addition for the north elevation is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

Action: Moticha/Miller, 6/0/0. Motion carried.

**CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING****8. 459 EL CIELITO RD****A-1 Zone**

**(7:30)** Assessor's Parcel Number: 021-082-026  
Application Number: MST2016-00562  
Owner: Dave Brown  
Architect: Joe Andrulaitis & Mixon

(Proposal to construct a new 3,179 square foot one-story single family residence with a 235 square foot attached art studio and 571 square foot attached garage on a currently vacant lot where the previous single family residence was destroyed in the Jesusita Fire. The proposal also includes a new 200 square foot swimming pool, 686 square feet of covered patio and 1,059 square feet of uncovered patio. Approximately 421 cubic yards of cut and 233 cubic yards of fill will occur on-site with 198 cubic yards of grading to be exported off-site. The proposed total of 3,985 square feet on a 1.03 acre lot is 80% of the guideline maximum floor-to-lot area ratio (FAR).)

**(Action may be taken if sufficient information is provided; Project requires Tier 3 SWMP compliance.)**

Actual time: 7:15 p.m.

Present: Kent Mixon, Architect.

Public comment opened at 7:23 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, the size, bulk, and scale are appropriate the site and neighborhood, has quality of architecture and materials, and follows good neighbor guidelines.
- 2) Provide a full landscape plan.
- 3) Provide any gate or wall details.

Action: Miller/Bernstein, 6/0/0. Motion carried.

The ten-day appeal period was announced.

**\*\* MEETING ADJOURNED AT 7:35 P.M. \*\***