

B. Approval of Minutes:

Motion: Approved the minutes of the meeting of **February 6, 2017**, as submitted/amended.
 Action: James/Woolery, 6/0/0. Motion carried. (Woolery absent).

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **February 13, 2017**. The Consent Calendar was reviewed by Moticha and James.

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

Motion: Ratify the Consent Calendar of **February 21, 2017**. The Consent Calendar was reviewed by Moticha and James.

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

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

1. Ms. Mamulski announced there were no changes to the current agenda.
2. Board member James announced she would be leaving the meeting early at 5:00 p.m.
3. Board member Bernstein announced she would be stepping down from Item #3, 1440 W. Valerio Street.

E. Subcommittee Reports: Mr. Sweeney gave an update on the draft New Zoning Ordinance (NZO), and his draft memo to the Board of comments to submit to City Council prior to their review at 1:00 p.m. on Tuesday, March 2, 2017, and also on Tuesday, March 9, 2017. He also announced there will be a public open house informational meeting held this Thursday, February 23, 2017, from 11:00 a.m. - 2:30 p.m. at the Main Library, Faulkner Gallery.

FINAL REVIEW**1. 929 ALSTON RD****A-2 Zone**

(3:10) Assessor's Parcel Number: 015-174-004
 Application Number: MST2016-00104
 Owner: Tarlow Family Trust
 Architect: Warner Young

(Proposal to demolish the 2,217 square foot habitable main level of a two-level, single-family residence with an attached 445 square foot two-car garage located below to remain. The project proposes a new 2,503 square foot main level to be built on a slightly enlarged footprint over the existing foundation, with a new architectural style. The project includes an enlarged and newly covered terrace. No changes are proposed for an existing detached 721 square foot accessory building. The proposed total of 3,669 square feet on a 1-acre lot in the Hillside Design District is 73% of the guideline maximum floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed October 31, 2016.)

Actual time: 3:11 p.m.

Present: Warner Young, Architect; and Adam Graham, President, and Chris Arntz, Architectural Designer, Arroyo Secco Construction

Public comment opened at 3:15 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to Consent Review for Final Approval with direction to provide compliance with Tier 3 Storm Water Management Program (SWMP) requirements.

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

SFDB-CONCEPT REVIEW (CONT.)**2. 242 LAS ALTURAS RD****E-1 Zone**

(3:30) Assessor's Parcel Number: 019-320-025
 Application Number: MST2016-00315
 Owner: Robert McGlashan
 Agent: Robert Irvine
 Landscape Architect: Jon Pride

(This is a revised project description. Proposal to demolish 19 square feet and add 537 square feet to the existing 3,370 square foot one-story single family residence. The proposal also includes an interior remodel of 1,497 square feet, landscape alterations and a re-roof of the central and west wing to match like for like. Other site improvements including a new garage and pool deck will be submitted under a separate phase of the project at a later time and will require Staff Hearing Officer review. The proposed total of 3,552 square feet on a 43,560 square foot lot located in the Hillside Design District is 72% of the guideline maximum floor-to-lot area ratio (FAR). Project will address violations found in BLD2001-01481 and BLD91-00098.)

(Action may be taken if sufficient information is provided; Project must comply with Staff Hearing Officer Resolution No. 003-17 and was last reviewed February 6, 2017).

Actual time: 3:21 p.m.

Present: Dom Forte and William Hefner, Architects; Robert Irvine, Agent for Studio William Hefner; Jon Pride, Landscape Architect; and Jill and Robert McGlashan, Owners

Public comment opened at 3:31 p.m. As no one wished to speak, public comment was closed.

Motion: Final Approval with comments:

- 1) The Board appreciates the solution by the Architect for the garage structure that satisfies concerns expressed by the Board.
- 2) The plan sheets reviewed by the Board are noted as: GNO-0.4; GNO-0.5; AT-.01, AT-.02, A-3.03.
- 3) The structural components of this plan were submitted prior to the submittal.
- 4) The Board finds the proposed garage door acceptable (to be noted on the approved plans by the Applicant).
- 5) The Board finds the color and materials board acceptable.

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

The ten-day appeal period was announced.

SFDB-CONCEPT REVIEW (CONT.)**3. 1440 W VALERIO ST****R-1 Zone**

(3:50) 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 and was last reviewed January 9, 2017.)

Actual time: 3:42 p.m.

Present: Hugh Twibell, Architect; Ramiro R. Arroyo Jr., Owner; and Jaime Limon, Senior Planner

Staff clarified the existing tree on the neighboring property which is under the Board's purview for comment and direction to the Applicant under Section 3 of the SFDB Guidelines. Staff also stated an enforcement case will be created for this project to address issues regarding stored items on the property, etc., which impeded site visit viewing by the Board.

Public comment opened at 3:46 p.m.

1. Kimberly Schizas, (on behalf of Vicki A. Hill), expressed concerns regarding privacy issues, and inconsistency issues with SFDB Guidelines regarding neighborhood compatibility.

Two letters of concerns submitted by Ms. Vicki Hill, including a submitted consulting arborist report by Bill Spiewak, were acknowledged by the Board.

Mr. Limón clarified tree maintenance cutting issues and Zoning Ordinance requirements for existing trees not owned by an adjacent property owner are appealable. There also exists regulation regarding "reasonable use" for issues of tree relocation.

Chair Sweeney addressed Ms. Hill's concerns regarding neighborhood compatibility which doesn't apply in this project's case due to the existence of a mix of both smaller and larger homes in the area.

Mr. Limón clarified the differences, regulations, and requirements for secondary dwelling units versus accessory units. The increase in the site elevation should address any privacy concerns for neighboring adjacent properties, and a wall or screening element for the stairway could further address privacy concerns.

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

- 1) The Board finds the proposed interior setback modification to allow for additions that change the basic characteristics of a legal non-conforming building to be aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

- 2) The Board found acceptable the consulting arborist report by Mr. Bill Spiewak, dated February 17, 2017, and submitted by Ms. Vicki Hill.
- 3) All tree pruning and maintenance of the existing oak tree on the neighboring property shall follow the recommendations made by and under the supervision of the chosen consulting arborist, Mr. Bill Spiewak.
- 4) The Board finds the proposed unpinning of the new foundation of the remodel to be an acceptable method to protect the existing oak tree roots.
- 5) The Board finds the remodel resubmission of 6-foot high windows on the north elevation to be approvable and adequately addresses adjacent privacy issues.
- 6) The project meets the requested solar access requirement.
- 7) The Board would prefer a sloped roof element at the top of the existing garage on the north elevation in lieu of a flat roof.
- 8) Restudy the configuration of the back stairway.

Action: James/Moticha, 5/0/0. Motion carried. (Bernstein stepped down).

SFDB-CONCEPT REVIEW (CONT.)

4. 421 W MOUNTAIN DR

A-1 Zone

(4:10) 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 was last reviewed January 9, 2017.)

Actual time: 4:37 p.m.

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

Public comment opened at 4:41 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 Consent Review with the comments:

- 1) Provide the Storm Water Management Program (SWMP) requirements.
- 2) The Board appreciates the Applicant meeting most of the SFDB Guidelines, the lowering of the plate heights, and the matching of the roof style.
- 3) 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: Bernstein/James, 6/0/0. Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 1625 OVERLOOK LN****E-1 Zone****(4:30)**

Assessor's Parcel Number: 015-152-012
 Application Number: MST2017-00030
 Owner: Bent and Florence Formby
 Owner: Frank Suryan

(Proposal to demolish the existing 1,551 square foot one-story single-family residence and pool, and construct a new 4,393 square foot multi-story single-family residence with a 420 square foot gym, 368 square foot wine cellar and 706 square foot attached two-car garage. Other site improvements include a new driveway and motor court, a new 31' x 12' pool and spa, and landscape and hardscape changes. Grading on-site will consist of approximately 512 cubic yards of cut and 215 cubic yards of fill. The proposed total of 5,014 square feet on a 22,428 square foot lot located in the Hillside Design District is 107% of the guideline maximum floor-to-lot area ratio (FAR).)

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

Actual time: 4:49 p.m.

Present: Ryan Mills and Shaun Lynch, DMHA Architects; and Bob Glazer, Joint Venture Design Lead

Chair Sweeney clarified for the public that the Board is currently operating under the current Zoning Ordinance, and that the proposed New Zoning Ordinance (NZO) has not completed the review process or been approved yet.

Public comment opened at 5:06 p.m.

1. John Mayne, neighbor, spoke in opposition regarding private view concerns, privacy issues, and roof and wall height concerns.
2. Martha Kay, neighbor, spoke in opposition regarding private view concerns, and privacy issues.
3. Eve Ahlers, neighbor, spoke of roof height and element concerns and requested story poles.
4. Warren Miller, spoke in opposition regarding private view concerns.

One email in support was acknowledged from Steve McHugh; and correspondence of concern from John and Loy Beardmore, Eve Ahlers, David & Martha Kay; and John and Mavis Mayne were acknowledged and/or read into the record.

Public comment closed at 5:17 p.m.

Motion: Continued indefinitely to Full Board with comments:

- 1) Reduce the FAR closer to 95% and restudy to reduce the proposed mass, bulk, and scale.
- 2) Provide site sections and elevation differentials showing the relationship from nearby homes and perspectives of the City of the proposed modern style home.
- 3) Consider the removal of the second floor.
- 4) Provide a landscape plan.
- 5) Remove the reflective brass railing element.
- 6) Restudy the lighting-effects from several perspectives of the City.

Action: Moticha/Woolery, 2/3/0. **Motion failed.** (Sweeney, Bernstein, Miller opposed, James absent.)

Motion: Continued indefinitely to Full Board with comments:

- 1) Applicant to consider reducing the guideline maximum floor-to-lot area ratio (FAR) closer to the range of 85% to approximately 95% guideline FAR, as the proposed 107% FAR is not acceptable.
- 2) Study the neighborhood compatibility in terms of the relationship of the roof configurations of nearby homes to the proposed contemporary architecture.
- 3) Review the effect of emitted light from the architecture allotments as seen from the City.
- 4) Through the three properties immediately above the site, and to the two properties on either side of the site, provide site sections to include relative floor elevations of the existing homes to the floor elevations of the proposed project.
- 5) Provide clarified estimate of the amount of soil to be removed from the site and number of transport trucks.
- 6) Provide a preliminary landscape plan showing proposed fences, hedges, etc., along each of the property lines, including any proposed gate elements along the front property line.
- 7) Return with a different alternative railing element, as the Board views brass railings to be a glare and reflective railing element to the general area of the City.
- 8) Consider relocation of the gym element that appears as a "third floor" in a different configuration.
- 9) The Board is in favor of the general contemporary architectural approach displayed on the south elevation, and would like to see how that approach could be incorporated into other elevations, particularly the west elevation.

Action: Sweeney/Bernstein, 5/0/0. Motion carried. (James absent.)

*** THE BOARD BRIEFLY RECESSED FROM 5:56 P.M. TO 6:01 P.M. ***

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**6. 817 MARILLA AVE****R-3 Zone**

(5:00) Assessor's Parcel Number: 035-060-005
 Application Number: MST2017-00033
 Owner: Ian C. Plant
 Applicant: Dylan Henderson

(Proposal to construct a 365 square foot second-story addition to the existing 1,641 square foot two-story single-family residence with an attached one-car garage. Other site improvements include a new 285 square foot attached carport below the proposed second-story addition. The proposed total of 2,005 square feet on a 4,569 square foot lot located in the Hillside Design District is 86% of the maximum allowable floor-to-lot area ratio (FAR). Staff Hearing Officer Review is required for a front setback modification request.)

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

Actual time: 6:01 p.m.

Present: Dylan Henderson, Applicant; and Ian C. Plant, Owner

Public comment opened at 6:08 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) Restudy the neighborhood compatibility to match closer to the existing structure.
- 2) Restudy the roof configuration.

- 3) Return with a color board represented on the elevations.
- 4) Provide a trellis element in the front to blend with the existing to the new addition, possibly wrapping columns to be more in tune with the existing architecture.
- 5) The Board finds the proposed front setback modification request for the driveway in the front setback to be aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.

Action: Miller/Woolery, 5/0/0. Motion carried. (James absent.).

CONCEPT REVIEW - NEW ITEM

7. 937 COYOTE ROAD EDISON EASEMENT

***A-1 Zone**

(5:30)

Assessor's Parcel Number: 021-061-002
 Application Number: MST2017-00055
 Owner: Southern California Edison Co. Ltd.
 Applicant: Sonia Flores

(Proposal for road improvements to the Edison Access Road off of the 700 Block of Coyote Road. Site improvements include repaving, new site walls and the removal of one tree. The total proposed grading on site consists of 158 cubic yards.)

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

Actual time: 6:37 p.m.

Present: Teresa Escobar, Civil Engineer, and Jason Kelley, Project Manager for Southern Calif. Edison; Conrad Roxas, Engineer and Sonia Flores for CGR Engineering.

Public comment opened at 6:49 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 Consent Review with comments:

- 1) The Board is aware of the material and structural requirements of each of the retaining walls.
- 2) The Board is aware of the paving or non-paving issues for repairs of the access road and maintenance of the towers.
- 3) Return to Consent Review for final review of the color board that provides information on available colors to all three types of retaining walls, including the concrete block.
- 4) Final Approval is dependent on notations of the drawings including approved colors for each of those materials.
- 5) Provide native landscaping appropriate to stabilize the bank area adjacent to the access road and along the retaining wall on profile No.1, and between the wall and Coyote Road.
- 6) The Board accepts the removal of the decayed tree as called out on Plan Sheet #C-4.

Action: Sweeney/Woolery, 5/0/0. Motion carried. (James absent.).

The ten-day appeal period was announced.

**** MEETING ADJOURNED AT 7:00 P.M. ****