



City of Santa Barbara

SINGLE FAMILY DESIGN BOARD

MINUTES

MARCH 2, 2020

3:00 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

BOARD MEMBERS:

Brian Miller, *Chair*
Lisa James, *Vice Chair*
Jan Ferrell
Joseph Moticha
Robert Richards
Fred Sweeney
Jonathan H. Ziegler

CITY COUNCIL LIAISON:

Meagan Harmon

PLANNING COMMISSION LIAISON:

Gabriel Escobedo

STAFF:

Irma Unzueta, Design Review Supervisor
Erica Monson, Planning Technician
Mary Ternovskaya, Commission Secretary

CALL TO ORDER

The Full Board meeting was called to order at 3:00 p.m. by Chair Miller.

ATTENDANCE

Members present: Miller, James, Ferrell, Moticha, Richards, and Sweeney
Members absent: Ziegler
Staff present: Unzueta, Monson, and Ternovskaya

GENERAL BUSINESS

A. Public Comment:

Written correspondence from Berni Bernstein was read into the record.

B. Approval of Minutes:

Motion: Approve the minutes of the Single Family Design Board meeting of **February 18, 2020**, as submitted.

Action: James/Moticha, 5/0/1. (Sweeney abstained. Ziegler absent.) Motion carried.

C. Approval of the Consent Calendar:

Motion: Ratify the Consent Calendar of **February 24, 2020**, as reviewed by Board Members James and Miller.

Action: Ferrell/Moticha, 6/0/0. (Ziegler absent.) Motion carried.

- Motion: Ratify the Consent Calendar of **March 2, 2020**, as reviewed by Board Members James and Miller.
- Action: Ferrell/Moticha, 4/0/2. (Sweeney and Miller abstained. Ziegler absent.) Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:
1. Ms. Unzueta announced that Erica Monson will be leaving the City. Ted Hamilton, Planning Technician will replace her as the staff planner to the Single Family Design Board.
 2. Board Member Sweeney announced that Board member Ziegler is expected to return in the next few weeks.

E. Subcommittee Reports:

No subcommittee reports.

(3:10PM) DISCUSSION ITEM

1. **PRESENTATION ON THE 2020 CENSUS**
- Reference Number: PLN2019-00249
- Staff: Jessica Metzger

Actual time: 3:16 p.m.

Present: Jessica Metzger, Associate Planner, City of Santa Barbara

Discussion Held.

Staff comments: Ms. Metzger explained the history and importance of the census and how census results affect how much funding the community receives and how the community plans for the future. The 2020 census can be filled out online, over the phone, or requested in paper form.

(3:20PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

2. **665 CIRCLE DR**
- Assessor's Parcel Number: 013-121-005
- Zone: RS-6
- Application Number: PLN2020-00060
- Owner: Slager Family Trust
Ruston Slager, Trustees
- Applicant: Garrett Gunning

(Proposal to replace the beige California shake roof on an existing single-unit residence with a new standing seam metal roof in Sierra Tan. Project is located on a 28,101 SF lot in the Hillside Design District.)

Project Design and Final Approval is requested. Neighborhood Preservation, Hillside Design and Sloped Lot findings are required. Project was last reviewed on February 18, 2020.

Actual time: 3:28 p.m.

Present: Allison Biskner, Wick's Roofing and Solar, Inc.; Ruston Slager, Owner; and Chuck Conte, Superintendent, Wick's Roofing and Solar

Public comment opened at 3:31 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and Final Approval with comments:

1. The details of the roof panels are appreciated.
2. Provide a darker grey color for the roof that contrasts with the house paint color.
3. The Board makes 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 with the following comments:
 - a. The project has consistency, appearance, and compatibility with the neighborhood.
 - b. The project uses quality materials.
 - c. The project follows Good Neighbor Guidelines.
4. The Board makes the finding that the development, including the proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and does not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside. The development maintains a scale and form that blends with the hillside by minimizing the visual appearance of structures and the overall height of structures.

Action: James/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

(3:40PM) CONTINUED ITEM: CONCEPT REVIEW

3. 102 SANTA ROSA PL

Assessor's Parcel Number: 045-201-018
Zone: E-3/SD-3
Application Number: PLN2018-00625
Owner: 102 Santa Rosa, LLC
Applicant: Ab Design Studio, Inc.

(Proposal to demolish an existing 840 square foot, one-story, single-unit residence with an attached 284 square foot garage, and construct a new two-story 3,156 square foot single-unit residence with an attached 416 square foot garage and 35 square foot storage closet. A 1,080 square foot basement is also proposed. Site improvements include landscaping, walkways, and raised decks. The proposed total of 2,527 square feet of development on a 6,828 square foot lot in the Appealable Jurisdiction of the Coastal Zone is 87% of the maximum allowed floor-to-lot area ratio (FAR). Planning Commission review is required for a requested Coastal Development Permit.)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on February 18, 2020.

Actual time: 3:41 p.m.

Present: Clay Cottrell, Applicant; Greg Christman, AB Design Studio, Inc.; and Joe Clowan, Owner

Public comment opened at 3:50 p.m., and as no one wished to speak, it closed.

Motion: Continue to the Planning Commission with comments:

1. The Board appreciates the articulations made to the south elevation to reduce the monolithic face presented at the previous meeting.
2. Applicant shall return with a detailed landscape and irrigation plan.
3. The relocation of the southwest corner further back on the second story is appreciated.

Action: James/Moticha, 5/1/0. (Sweeney opposed. Ziegler absent.) Motion carried.

(4:00PM) NEW ITEM: CONCEPT REVIEW

4. 705 ISLAND VIEW DR

Assessor's Parcel Number: 035-091-007

Zone: RS-15

Application Number: PLN2020-00051

Applicant: Matthew Genovese, Owner

(Proposal for 293 square feet of additions at the lower level, 240 square feet of upper attic storage space, a new 253 square foot upper floor balcony, and site improvements to an existing 1,490 square foot, two-story, single-unit residence. Project also includes converting 441 square feet of garage space to habitable space and constructing a new 431 square foot, two-car garage. The proposed total of 2,903 square feet of development on a 10,320 square foot lot in the Hillside Design District is 83% of the required maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 4:11 p.m.

Present: Matthew Genovese, Owner

Public comment opened at 4:17 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely with comments:

1. Explore a reconfiguration of the first floor plan on Sheet A3 for the hall and second story staircase that would be more efficient and more open to the exterior.
2. Explore the upper story attic storage room in relationship to reconfiguring the roof geometry of the proposed second floor element.
3. Applicant encouraged to have the designer restudy the exterior elevations shown on Sheet A10. Make consideration to correct the existing window fenestration openings to match the photographs. Consider replacing the three windows on the original second floor addition to home, so all the window fenestrations are the same.
4. Restudy the gable configuration at the new garage element, in order to have it engage with the existing south elevation.

5. A new roof configuration shall be considered for the second floor addition. Reconfigure proportions and sizes of the window fenestrations indicated on the new second floor addition so that they are compatible with existing portion of the home.
6. Restudy the west elevation in relationship to the hallway and stairway access to the new second floor area.
7. Applicant reconsider the new roofing material, fascia, gutter and downspout locations for the new roof configurations.
8. Applicant encouraged to bring in a cut sheet of proposed new light fixtures and locations.
9. Indicate roof slope on elevations, sections and roof plan so that the Board can understand the slopes of existing and proposed roofs.

Action: Sweeney/James, 6/0/0. (Ziegler absent.) Motion carried.

(4:25PM) PROJECT DESIGN APPROVAL

5. [512 E ISLAY ST](#)
Assessor's Parcel Number: 027-064-005
Zone: R-2
Application Number: PLN2019-00236
Owner: Suzanne Marie Errico Living Trust
Felice Errico, Trustee
Applicant: Patricio Nava

(Proposal for a 176 square foot addition to the first floor and a new 496 square foot second floor to an existing 856 square foot single-unit residence with a detached 162 square foot one-car garage. Project includes a new balcony, interior remodel, and relocation of the main entry. The proposed total of 1,529 square feet on a 3,250 square foot lot in the Hillside Design District is 70% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval is requested. Neighborhood Preservation, Hillside Design, and Sloped Lot Findings are required. Project was last reviewed on November 25, 2019.

Actual time: 4:44 p.m.

Present: Patricio Nava, Applicant

Public comment opened at 5:04 p.m.

The following individuals spoke:

1. William R. Beach, opposed.
2. Daphne Page, opposed.

Written correspondence from Bill Beach, Daphne Page, and Chris Lambert was acknowledged.

Public comment closed at 5:10 p.m.

Motion: Project Design Approval with comments:

1. The Board defines the neighborhood as the area of Laguna Street, East Pedregosa Street, up to Prospect Avenue, and down to Arrellaga Street.
2. The Board makes 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 with the following comments:
 - a. The general consistency and appearance of the project is compatible with neighborhood. The project is compatible because it uses materials in a fashion that are similar to majority of the other homes in the neighborhood, such as the use wood siding, board and batten with a shingle roof, and horizontal and vertical elements of wood.
 - b. The project is compatible with the neighborhood and its size, bulk, and scale is appropriate.
 - i. The placement of the house as indicated on Sheet A1 on the site plan is appropriate and follows required setbacks.
 - ii. The project exceeds distance between buildings by greater than 15 feet.
 - iii. The westerly elevation as indicated on Sheet A3 that faces Islay Street is appropriate in size and scale.
 - iv. The applicant has made an effort to reduce the plate heights to minimum size on the second floor. The second floor elevation is nestled into the existing gabled roof of the original home.
 - v. The FAR falls below the 85% guideline. The Board has reviewed the FAR based on interpretation of guidelines.
 - vi. The building height falls below the 30-foot zoning allowance.
 - c. The project does not disturb significant trees on the property. In the southerly direction, the house is tucked under the specimen Oak tree that is not to be touched, other than short trimming that will be projected by an arborist.
 - d. The property meets general health, welfare and safety of the neighborhood.
 - e. Due to extensive review, the project has made an effort to address Good Neighbor Guidelines.
 - i. The north elevation has minimized privacy concerns to the north, as well as on the east elevation, where the number of windows on the first floor has been reduced.
 - ii. The second floor fenestrations have been located in such a way that privacy issues to property to the east are minimized, as demonstrated on Sheet A1.
 - iii. The three-foot window on the easterly elevation is not directly opposite to the proposed windows on either first or second floor configurations.
 - iv. The southerly elevation on Sheet A3 has proposed a location for the balcony so that it overlooks Islay Street and looks into the specimen Oak tree that is to the south of the property.
 - v. The westerly elevation also takes into account the solar access to the property to the north.
 - vi. There is no vertical canyon effect created by this project and light access has been provided to all parties.
 - vii. The Board recognizes that the applicant has reviewed privacy issues for all surrounding properties and has not found them excessive.
 - viii. The general landscaping and size, bulk, and scale is appropriate to the neighborhood.
 - f. Board has taken into account public views from Islay Street and the surrounding streets as it reflects on the compatibility of the neighborhood.

Action: Sweeney/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

Amended

- Motion:** **Project Design Approval *and continue indefinitely to Full Board with comments:***
1. The Board defines the neighborhood as the area of Laguna Street, East Pedregosa Street, up to Prospect Avenue, and down to Arrellaga Street.
 2. The Board makes 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 with the following comments:
 - a. The general consistency and appearance of the project is compatible with neighborhood. The project is compatible because it uses materials in a fashion that are similar to majority of the other homes in the neighborhood, such as the use wood siding, board and batten with a shingle roof, and horizontal and vertical elements of wood.
 - b. The project is compatible with the neighborhood and its size, bulk, and scale is appropriate.
 - i. The placement of the house as indicated on Sheet A1 on the site plan is appropriate and follows required setbacks.
 - ii. The project exceeds distance between buildings by greater than 15 feet.
 - iii. The westerly elevation as indicated on Sheet A3 that faces Islay Street is appropriate in size and scale.
 - iv. The applicant has made an effort to reduce the plate heights to minimum size on the second floor. The second floor elevation is nestled into the existing gabled roof of the original home.
 - v. The FAR falls below the 85% guideline. The Board has reviewed the FAR based on interpretation of guidelines.
 - vi. The building height falls below the 30-foot zoning allowance.
 - c. The project does not disturb significant trees on the property. In the southerly direction, the house is tucked under the specimen Oak tree that is not to be touched, other than short trimming that will be projected by an arborist.
 - d. The property meets general health, welfare and safety of the neighborhood.
 - e. Due to extensive review, the project has made an effort to address Good Neighbor Guidelines.
 - i. The north elevation has minimized privacy concerns to the north, as well as on the east elevation, where the number of windows on the first floor has been reduced.
 - ii. The second floor fenestrations have been located in such a way that privacy issues to property to the east are minimized, as demonstrated on Sheet A1.
 - iii. The three-foot window on the easterly elevation is not directly opposite to the proposed windows on either first or second floor configurations.
 - iv. The southerly elevation on Sheet A3 has proposed a location for the balcony so that it overlooks Islay Street and looks into the specimen Oak tree that is to the south of the property.
 - v. The westerly elevation also takes into account the solar access to the property to the north.
 - vi. There is no vertical canyon effect created by this project and light access has been provided to all parties.
 - vii. The Board recognizes that the applicant has reviewed privacy issues for all surrounding properties and has not found them excessive.

- viii. The general landscaping and size, bulk, and scale is appropriate to the neighborhood.
- f. Board has taken into account public views from Islay Street and the surrounding streets as it reflects on the compatibility of the neighborhood.

Action: Sweeney/Ferrell, 6/0/0. (Ziegler absent.) Motion carried.

The ten-day appeal period was announced.

*** THE BOARD RECESSED FROM 5:25 TO 5:30 P.M. ***

(4:50PM) CONTINUED ITEM: CONCEPT REVIEW

6. 1789 CALLE PONIENTE

Assessor's Parcel Number: 041-021-017
Zone: RS-6
Application Number: PLN2019-00200
Owner: Thomas & Joan Gilles
Applicant: Don Swann

(Proposal to construct a new 1,848 square foot two-story single-unit residence with an attached 400 square foot garage. Project includes an outdoor deck, patios, and landscape improvements. The proposed total of 2,248 square feet of development on a 9,661 square foot lot in the Hillside Design District is 63% of the maximum allowable floor-to-lot area ratio (FAR).)

No final appealable action will be taken. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on May 28, 2019.

Actual time: 5:30 p.m.

Present: Don Swann, Applicant; Thomas Gilles, Owner; and Duke McPherson, Consulting Arborist

Public comment opened at 5:52 p.m.

The following individuals spoke:

1. Perry Hoffman, opposed.

Written correspondence from Barry McGeough, Karen Cruickshank, and Sally Holbrook was acknowledged.

Public comment closed at 5:56 p.m.

Motion: Continue indefinitely to the Full Board with comments:

1. The project will be ready for Project Design Approval at the next meeting.
2. The proposed plans have provided a dramatic change in the design approach.
3. The change in the location and size of the project is appreciated.
4. The Board recognizes that the applicant has provided a plan that locates any exterior decks outside the 15-foot guideline from the property lines.
5. Applicant has revised the plan limiting the number of staircases from the decks to just one at the proposed entry, that provides access from the driveway off Calle Poniente.

6. The Board appreciates and understands the profile sections for the site provided on Sheet 2, in relation to how this property and proposed massing sits in regards to adjacent properties.
7. The Board is supportive of the wooden style architecture that may be perceived as Bungalow or Craftsman style.
8. There are numerous wooden structures on both sides of this street all the way down to Valerio Street, some are board and batten, some are combination, and some are stucco. The proposed material, because it is a hardy board type material, will meet Fire Department Code for this area. The roof material will also meet Fire Department Code for this area.
9. Window proportions and scaling on the first and second floor as situated on the site address SFDB guidelines about following the contours of the site.
10. The west and south window locations tuck into the site appropriately.
11. Floor-to-floor heights are appropriate as indicated on Sheet 6.
12. Provide dimensions for floor-to-floor heights on the drawings.
13. Provide a more complete conceptual landscape plan as indicated in Sheet L1.
14. Show the proposed planting underneath the Oak site on the plans and indicate how the proposed planting will survive long-term.
15. The Board understands that the indicated boulders and rocks will be from the existing site and will not be imported.
16. Applicant shall provide a preliminary Tier 3 Storm Water Management plan.
17. Clarify the amount of grading on the site so that the Board can understand if there is any import or export on the site as the project moves forward.

Action: Sweeney/Moticha, 6/0/0. (Ziegler absent.) Motion carried.

(5:15PM) NEW ITEM: CONCEPT REVIEW

7. [440 NORTHRIDGE RD](#)
 Assessor's Parcel Number: 055-132-002
 Zone: RS-1A
 Application Number: PLN2020-00063
 Owner: Lloyd Dallet
 Applicant: Scott Branch

(Proposal to permit the 239 square foot as-built lanai enclosure, an interior remodel of the kitchen and master bathroom. Project includes replacement of doors, windows, and skylights, relocating the water heater along the north elevation and removing existing wood accent siding to replace with fiber-cement panels and stucco. Project also includes replacing metal tile roofing with a standing seam metal roof. The proposed total of 2,574 square feet of development on an 82,035 square foot lot in the Hillside Design District is 47% of the guideline maximum floor-to-lot area ratio (FAR).)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings.

Actual time: 6:25 p.m.

Present: Scott Branch, Applicant

Public comment opened at 6:39 p.m., and as no one wished to speak, it closed.

Motion: Continue indefinitely to the Full Board with comments:

1. Applicant shall reconsider the proposed color palette in terms of providing a less stark contrast between whites and blacks.
2. Reconsider the color of the standing seam roof. A darker color may be more appropriate than the color proposed.
3. Applicant shall consider reshaping the gabled ends so that they may accommodate the detailing of the standing seam roof.
4. The proposed standing seam roof is acceptable.
5. The contemporary architecture approach is acceptable with following comments.
6. The east elevation glazing and fenestration shall be restudied at the south-east corner. Restudy its relationship to the three horizontal windows immediately adjacent for appropriate proportions and relationships.
7. The applicant shall restudy the proposed glazed opening of the garage door. The Board may be amenable to a garage door with lights at the top. The Board is aware of other garage styles that allow for a solid door with glazing elements that might run to the right or left, that would be similar to what the applicant is proposing for the front door entry.
8. Restudy the use of the fiberboard application on the north and west elevation and consider an approach using a wood grain with a more horizontal configuration rather than the large slab elements that are currently shown.
9. Provide solution for gutters and downspouts as they integrate into elevation studies.
10. Consult Owners about potential landscaping, so that the Board can understand if any landscaping will be a part of this application, or if the project will maintain the current landscaping that exists.

Action: Sweeney/James, 6/0/0. (Ziegler absent.) Motion carried.

*** THE BOARD RECESSED FROM 7:02 TO 7:04 P.M. ***

(5:40PM) CONTINUED ITEM: CONCEPT REVIEW

8. **301 MOHAWK RD**
 Assessor's Parcel Number: 041-323-004
 Zone: E-3/SD-3
 Application Number: PLN2019-00122
 Owner: Donald S. Mori Revocable Trust
 Ryan Mori, Trustee
 Applicant: Jacob Niksto, Architect

(Proposal to demolish an existing 1,280 square foot, one-story, single-family residence with a detached 424 square foot, one-car garage and 57 square foot detached shed. The project proposes to construct a two-story dwelling with a 1,067 square foot ground floor, 809 square foot second floor, 580 square foot basement, and a 400 square foot attached two-car garage. Other site improvements include a 288 square foot balcony, 140 square foot covered patio area, and outdoor pool. The proposed total of 2,476 square feet of development, of which the basement is excluded from floor-to-lot area ratio (FAR), on a 6,852 square foot lot in the non-appealable jurisdiction of the Coastal Zone, is 85% of the maximum allowed FAR.)

No final appealable action will be taken at this hearing. Project requires Neighborhood Preservation findings. Project was last reviewed on February 2, 2020.

Actual time: 7:04 p.m.

Present: Jacob Niksto, Architect, Becker Henson Niksto Architects; Jessica Harlin, Barefoot Design; and Ryan Mori, Owner

Public comment opened at 7:16 p.m., and as no one wished to speak, it closed.

Written correspondence from Luis Esparza was acknowledged.

Motion: Continue indefinitely to the Full Board with comments:

1. The landscape plan provides privacy and helps screen the project.
2. The applicant has addressed the Board's concerns from the last meeting.
3. The color palette is acceptable.
4. The project is ready for Project Design Approval at the next meeting.

Action: Ferrell/Sweeney, 6/0/0. (Ziegler absent.) Motion carried.

(6:00PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL

9. 160 CONEJO RD

Assessor's Parcel Number: 019-042-015
Zone: RS-1A
Application Number: PLN2018-00609
Owner: Dario Pini
Applicant: Brian Miller

(Proposal for 626 square feet of first- and second- floor additions to an existing two-story 2,994 square foot single-family dwelling with an attached 600 square foot three-car garage and 456 square foot detached accessory building. The proposed total of 4,675 square feet of development on a 3-acre parcel in the Hillside Design District is 76% of the guideline maximum allowed floor-to-lot area ratio (FAR).)

Project Design and Final Approval is requested. Project requires Neighborhood Preservation, Hillside Design, and Sloped Lot findings. Project was last reviewed on November 26, 2018.

RECUSAL: To avoid any actual or perceived conflict of interest, Chair Miller and Board member Richards recused themselves from hearing this item in order to represent the applicant under the Political Reform Act and Fair Political Practices Commission rulings.

Vice Chair James read the following State Political Reform Act Sole Proprietor Advisory:

The City Attorney's office has determined that sole proprietors are allowed to prepare professional documents and make project presentations before a board they served on based on an exception to the Political Reform Act and Fair Political Practices Commission rulings. The limitation is that they are not to unduly influence their fellow board members on a decision by advocating for their clients. The exception allows board members to continue practicing their profession in the City while volunteering on a board.

Actual time: 7:27 p.m.

Present: Brian Miller, Applicant; Robert Richards, Landscape Architect; and Dario Pini, Owner

Public comment opened at 7:37 p.m.

The following individuals spoke:

1. Daniel Berger
2. Gary Rosenfeld, opposed.
3. Shelley Berger

Written correspondence from Daniel Berger was acknowledged.

Public comment closed at 7:44 p.m.

Motion: Project Design Approval with comments:

1. The general materials of the board and batten, and the materials of the proposed roofing, and general configuration of materials are compatible and in similar nature to others in neighborhood.
2. The neighborhood is defined as the area from Conejo Road down to Las Alturas Road, down to Sycamore Canyon Road.
3. The Board makes 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 with the following comments:
 - a. The project is compatible with the neighborhood in general.
 - b. The materials are compatible and appropriate. The project will be reviewed by the Fire Department for appropriate materials.
 - c. There are no major changes to existing trees that are on the property and landscape plan will indicate any new planting.
 - d. The project in general meets health, safety, and welfare of the neighborhood.
 - e. The project does not affect public views.
4. The square footage added is insignificant and falls below 85% FAR.
5. Total square footage has been shown correctly in the agenda.
6. The Board finds the window openings and the door openings appropriate.
7. The Board recognizes that Title 24 will require many of the windows and openings to be changed to meet glazing requirement.
8. The material for the window either be an anodized dark color or a clad material that is not vinyl.
9. The wood railings system on Sheet A4.1 and Sheet A4.2 are appropriate.
10. The garage door on Sheet A4.1 on the west elevation is acceptable.
11. The landscape plan on Sheet L1.1 to Sheet L2.2 are acceptable. Provide an irrigation plan and planting size specifics.
12. Provide a color board; it is the Board's understanding that the colors will be similar to existing colors of the main portion of home.
13. Board requests Staff to clarify the neighbors' legal questions brought up during public comment.

Action: Sweeney/Moticha, 4/0/0. (Ziegler, Richards, and Miller absent.) Motion carried.

*** MEETING ADJOURNED AT 8:15 P.M. ***