



Architectural Review Board Meeting Agenda

Thursday, March 3, 2022 at 5:30 p.m.

City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting

IN RESPONSE TO THE GOVERNOR'S ISSUANCE OF EXECUTIVE ORDER N-07-21, WHICH FORMALLY RESCINDED CALIFORNIA'S STAY-AT-HOME ORDER ISSUED IN MARCH 2020, EXECUTIVE ORDER N-08-21, AND SANTA BARBARA COUNTY HEALTH OFFICER ORDER 2021-10.3, THE CITY OF CARPINTERIA HAS MADE THE DECISION TO PROVIDE IN-PERSON ATTENDANCE FOR THIS MEETING.

To minimize the potential spread of the COVID-19 virus, the County of Santa Barbara is requiring all individuals to wear face coverings while inside the City Council Chambers, regardless of vaccination status.

Attendance:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave). Please note that, per Health Officer Order 2021-10.3, the County of Santa Barbara requires all individuals to wear face coverings while indoors, regardless of vaccination status.

Public Comments:

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item. Regardless of vaccination status, individuals providing in-person public comment are required to wear face coverings while inside the City Council Chambers, including while providing public comment. If you fall under the exemption criteria for wearing a face covering indoors per Health Officer Order 2021-10.3, the City strongly recommends you provide public comment through one of the alternative means provided below.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the Architectural Review Board by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to

PublicComment@ci.carpinteria.ca.us, or (2) the **eComment** link on the City's agenda website (<https://carpinteria.ca.us/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

As the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteria.ca.us for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Architectural Review Boardmembers:

Brad Stein, Chair
Jason Rodriguez, Vice-Chair
Richard E. Johnson
Jim Reginato
Amy Blakemore

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

PROJECT REVIEW

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Sobesky-Mathers Residence Exterior Alterations, 21-2127-CDP/ARB
Address: 5353 Eighth Street
Applicant: Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers
Planner: Syndi Souter

Request of Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers, to consider Project 21-2127-CDP/ARB for final review of a proposal for exterior improvements and alterations to an existing two-story single-family residence. The proposed alterations include the construction of a new 204 square-foot front porch trellis; construction of a new 114 square-foot second-floor balcony; installation of new doors, windows, and skylights; a re-roof; new bamboo plantings; and refinishing the exterior of the residence and site walls with smooth stucco. The property is a 6,250 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-331-002, addressed as 5353 Eighth Street.

OTHER BUSINESS

CONSENT CALENDAR

2. Action Minutes of the Architectural Review Board Meeting of December 16, 2021

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL

MATTERS PRESENTED BY STAFF

MATTERS PRESENTED BY BOARDMEMBERS

ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING

ADJOURNMENT

The next regular Architectural Review Board meeting will be held on Thursday, March 17, 2022.

NOTES

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@ci.carpinteria.ca.us) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on Thursday, February 24, 2022 in the Community Development Department, on the City Hall Public Notices Board, and on the Internet.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of March 3, 2022**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 21-2127-CDP/ARB **Planner:** Syndi Souter
Address: 5353 Eighth Street
APN: 003-331-002
Zoning: Planned Residential Development (PRD-20)
Applicant: Eva Sobesky and Todd Mathers

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

This is the final review of a request for exterior improvements and alterations to an existing two-story single-family residence. The proposed alterations include the construction of a new 204 square-foot front porch trellis; construction of a new 114 square-foot second-floor balcony; installation of new doors, windows, and skylights; a re-roof; new bamboo plantings along the side property line; and refinishing the exterior of the residence and site walls with smooth stucco. The existing front porch cover and rear patio cover would be demolished as part of the project. No new square footage would be added to the residence, and the existing landscaping is proposed to remain.

Final architectural plans are attached as Exhibit A.

PROJECT HISTORY

The proposal received preliminary review by the Architectural Review Board (ARB) on December 16, 2021. One neighbor submitted a public comment letter and attended the meeting to share his concerns about the privacy impacts that would be created by the new balcony, and the need for dust mitigation during the replastering of the exterior building walls and property line wall. The ARB inquired with the applicant and neighbor about the existing wall height and vegetation along their common property line. The ARB was supportive of the project, especially the replacement of the “hump and bump” stucco with a new smooth stucco finish, and recommended preliminary approval to the Director with the following comments:

- The headers for the second-story windows on the east elevation should all be at the same height,
- The proposed exterior lights should be low wattage with recessed lenses to avoid spilling onto the neighbor’s property,
- Add additional landscaping along the western property line for privacy/screening with a condition of approval that the landscaping be maintained for the life of the project,
- The balcony should have a solid wall for privacy,
- Provide construction details for the patio and balcony, and
- Consider having fewer doors open onto the balcony.

The Minutes from the December 16, 2021 ARB meeting are attached as Exhibit B.

PROJECT ANALYSIS

The project has been revised to address the ARB's comments with the following changes:

1. The headers on the second-story windows on the east elevation are now all at the same height (see Sheet A3-1.2).
2. A new exterior light fixture has been selected that has a hooded and shielded element to prevent light from spilling into the neighbor's yard (see the cut sheet included in the Colors & Materials, attached as Exhibit C).
3. A 38-foot section of the western property line will be planted with 15-gallon Alphonse Carr clumping bamboo to create privacy between the two properties (see Sheet A1-1.1).
4. The balcony has been revised to have opaque frosted glass panels on the western side with wire railing on the south side (see Sheets A3-1.1, A3-1.3, and A4-1.1).
5. Details for the construction of the balcony and support posts have been provided (see Sheets A8-1.1 and S2.00).
6. The door out to the balcony at the top of the stairwell has been replaced with a window (see Sheets A2-1.2 and A3-1.3).

The Director has reviewed the revised plans and feels that the applicant has appropriately responded to the privacy concerns raised about the new balcony. The new bamboo screening and the opaque glass panels will create two-way privacy. Overall, staff is supportive of the project as proposed.

The Board's comments on the proposed balcony finishes, bamboo plantings, and exterior light fixture for the proposed project would be appreciated.

SUMMARY OF ISSUES

- Privacy impacts from the new balcony;
- Adequacy of proposed bamboo screening;
- Changes to the architectural style due to the proposed exterior alterations; and
- Proposed colors and materials, including the exterior light fixtures.

RECOMMENDATION

The Board should receive public comment and provide feedback on the issues raised. If the Board finds the project to have adequately responded to the Board's previous comments and the plans to be appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

ATTACHMENTS

Exhibit A – Final Architectural Plans
Exhibit B – December 16, 2021 ARB Meeting Minutes
Exhibit C – Colors and Materials

Exhibit A
Final Architectural Plans

Sobesky-Mathers Residence Exterior Alterations
Final ARB Review
March 3, 2022

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Owner
Mathers Family Trust
(Eva Sobesky & Todd Mathers)
636 Haverford Ave.
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[illegible]

PROJECT ADDRESS
5353 8th Street
Carpinteria, CA 93013

DRAWING TITLE

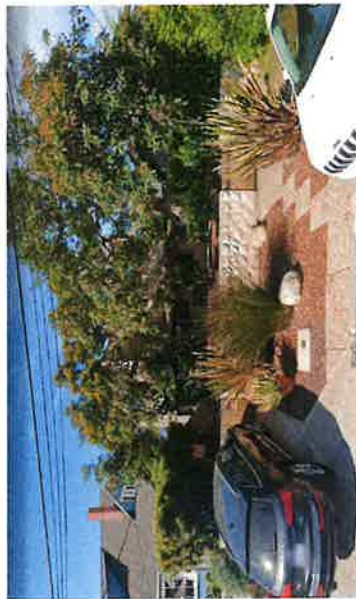
EXISTING
PHOTOGRAPHS

DATE	01/21/2022
SCALE	NTS
DRAWN BY	
REVIEWED BY	
JOB NO	2012
SHEET NUMBER	

A0-1.2



ADJACENT BUILDING 1



EXISTING FRONT YARD 2



ADJACENT BUILDING 3



ADJACENT BUILDING 6



EXISTING BACK YARD 5



ADJACENT BUILDING 4



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[illegible]

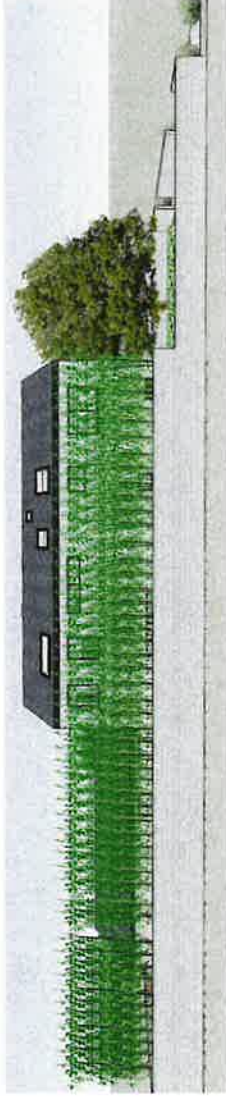
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5353 8th Street
Carpinteria, CA 93013

DRAWING TITLE

PROPOSED
ELEVATION RENDERING

DATE	01/21/2022
SCALE	NTS
DRAWN BY	
REVIEWED BY	
JOB NO.	2012
SHEET NUMBER	

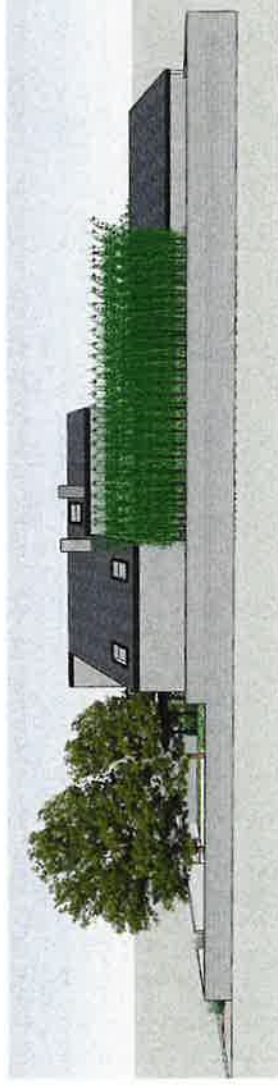
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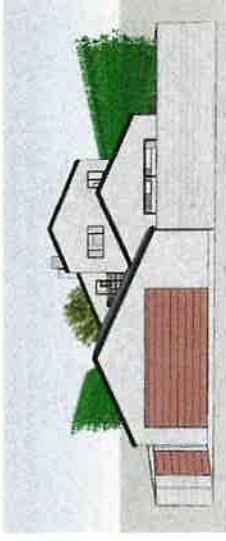
PROPOSED EAST ELEVATION 4



PROPOSED COURTYARD 5



PROPOSED WEST ELEVATION 3



PROPOSED SOUTH ELEVATION 2



PROPOSED NORTH ELEVATION





Southern California
Title 24
SoCal Title 24.com

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PHONE 800-257-5627
FAX 800-257-5552
EMAIL Rancho@title24.com

No.	Date	Revised/Issue
1	06/03/17	Revised for client

SOBESKY
REMODEL
CF1R

TITLE 24

T24-1

01/08/2018
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Item	Code	Section	Material	Quantity	Unit	Notes
1	01-01	General	Concrete	1.00	yd	Foundation
2	01-02	General	Rebar	1.00	lb	Foundation
3	01-03	General	Formwork	1.00	sq ft	Foundation
4	01-04	General	Gravel	1.00	cu yd	Foundation
5	01-05	General	Backfill	1.00	cu yd	Foundation
6	01-06	General	Compaction	1.00	sq ft	Foundation
7	01-07	General	Excavation	1.00	cu yd	Foundation
8	01-08	General	Drainage	1.00	sq ft	Foundation
9	01-09	General	Foundation	1.00	sq ft	Foundation
10	01-10	General	Foundation	1.00	sq ft	Foundation

Item	Code	Section	Material	Quantity	Unit	Notes
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12	01-12	General	Foundation	1.00	sq ft	Foundation
13	01-13	General	Foundation	1.00	sq ft	Foundation
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19	01-19	General	Foundation	1.00	sq ft	Foundation
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Item	Code	Section	Material	Quantity	Unit	Notes
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28	01-28	General	Foundation	1.00	sq ft	Foundation
29	01-29	General	Foundation	1.00	sq ft	Foundation
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01/08/2018
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Item	Code	Section	Material	Quantity	Unit	Notes
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40	01-40	General	Foundation	1.00	sq ft	Foundation

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Item	Code	Section	Material	Quantity	Unit	Notes
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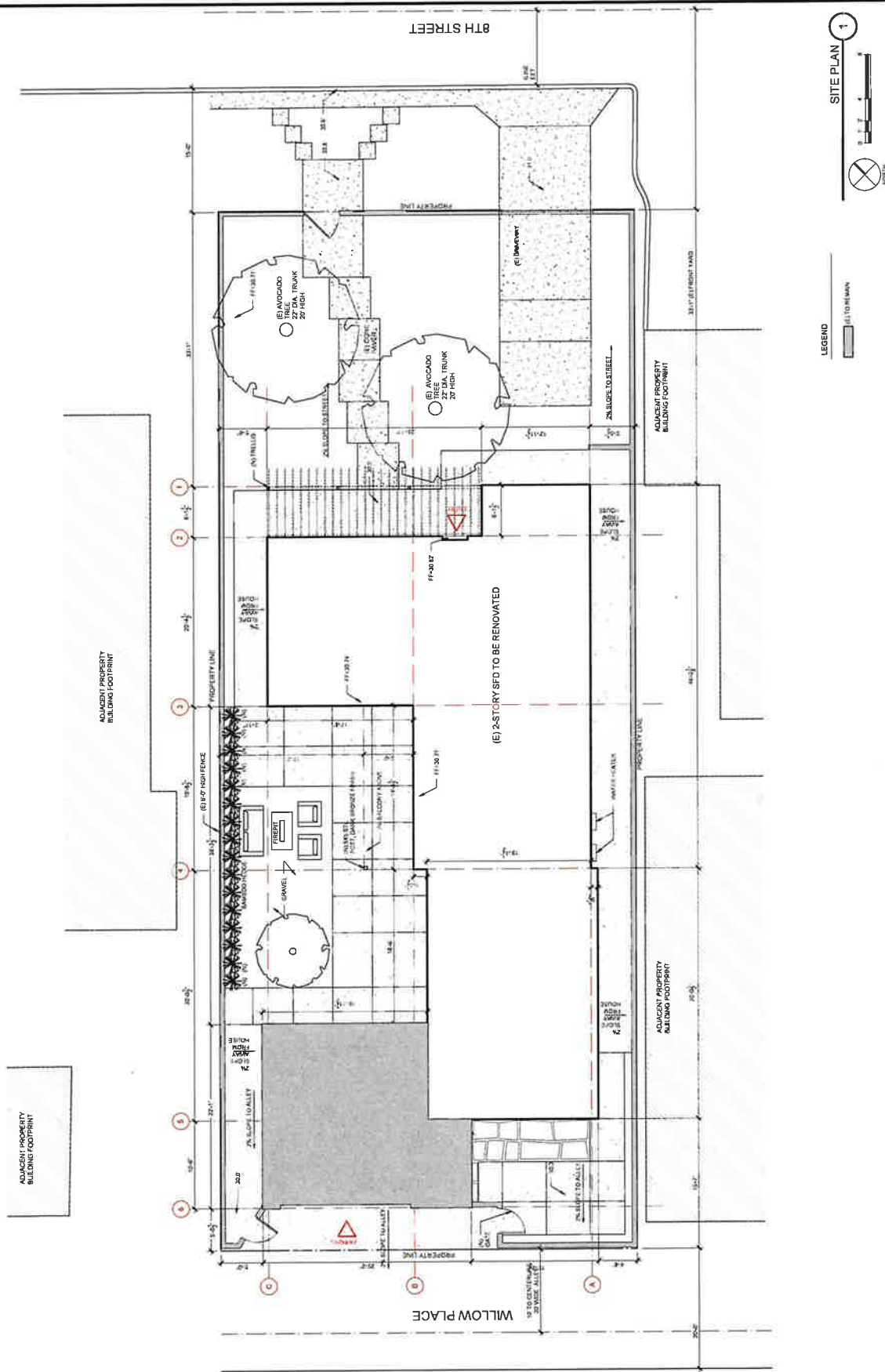
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90	01-90	General	Foundation	1.00	sq ft	Foundation

01/08/2018
Page 1 of 12

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01/08/2018
Page 1 of 12



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Owner:
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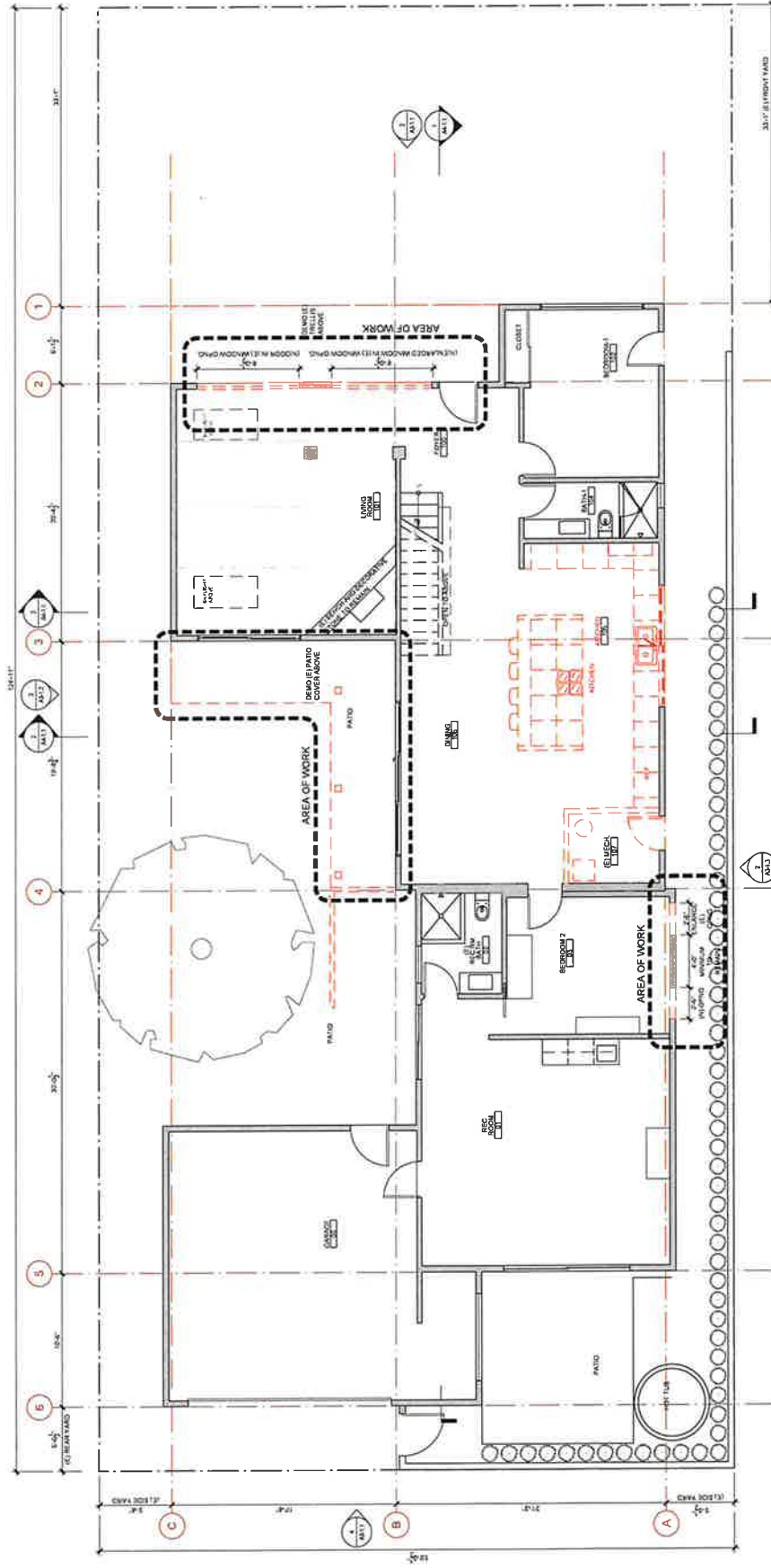
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5353 8th Street
Carpinteria, CA 93013

Drawing title

EXISTING/DEMO
1ST FLOOR
PLAN

DATE	01/21/2022
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DRAWN BY	
REVIEWED BY	
JOB NO.	2012
SHEET NUMBER	

A2-0.1



WALL LEGEND

--- DEMO WALL

(E) GROUND FLOOR PLAN



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PROJECT ADDRESS
5353 8th Street
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DRAWING TITLE

EXISTING/DEMO
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PLAN

DATE 01/21/2022

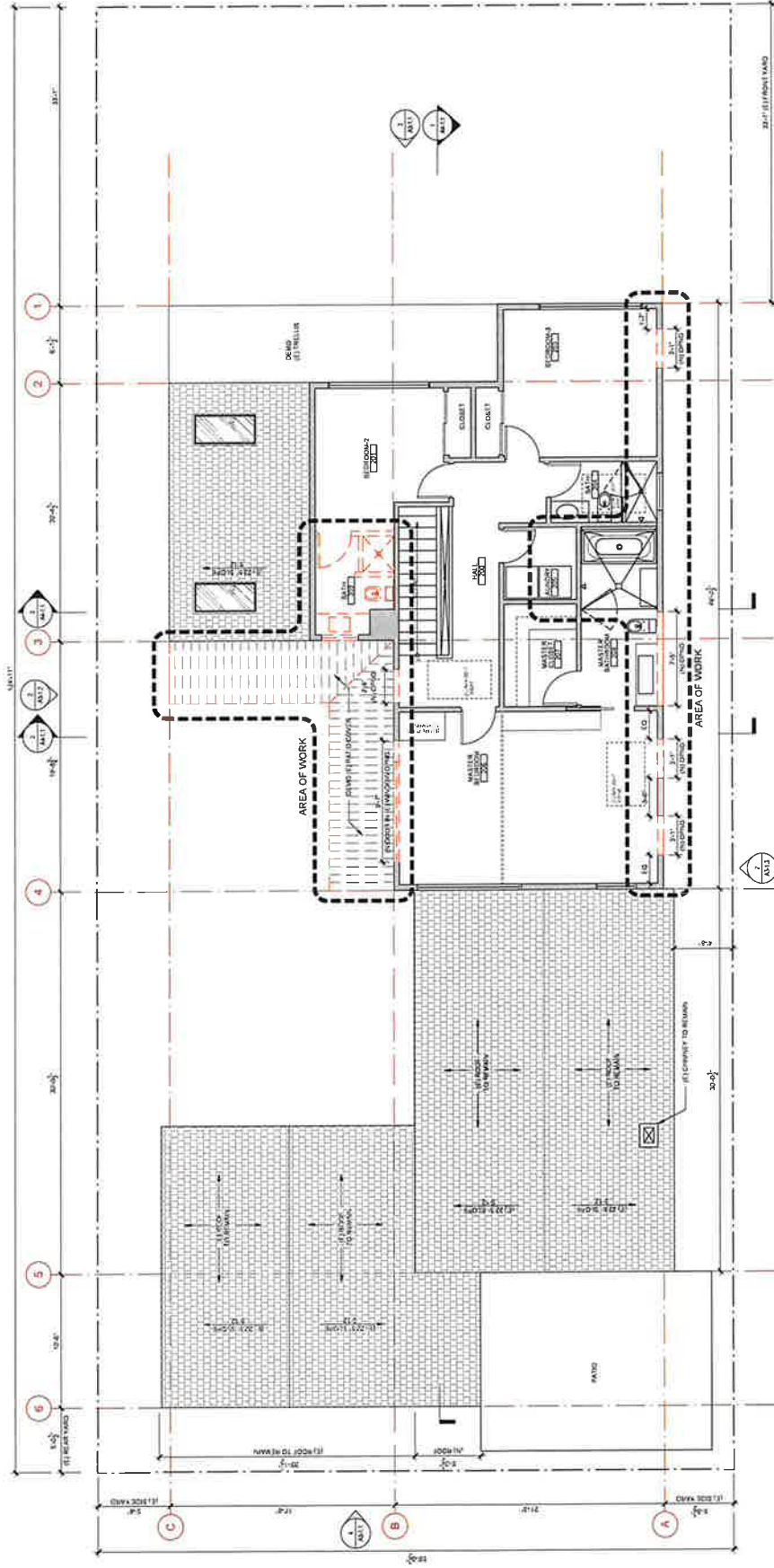
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APPROVED

ALL DISCOUNTS

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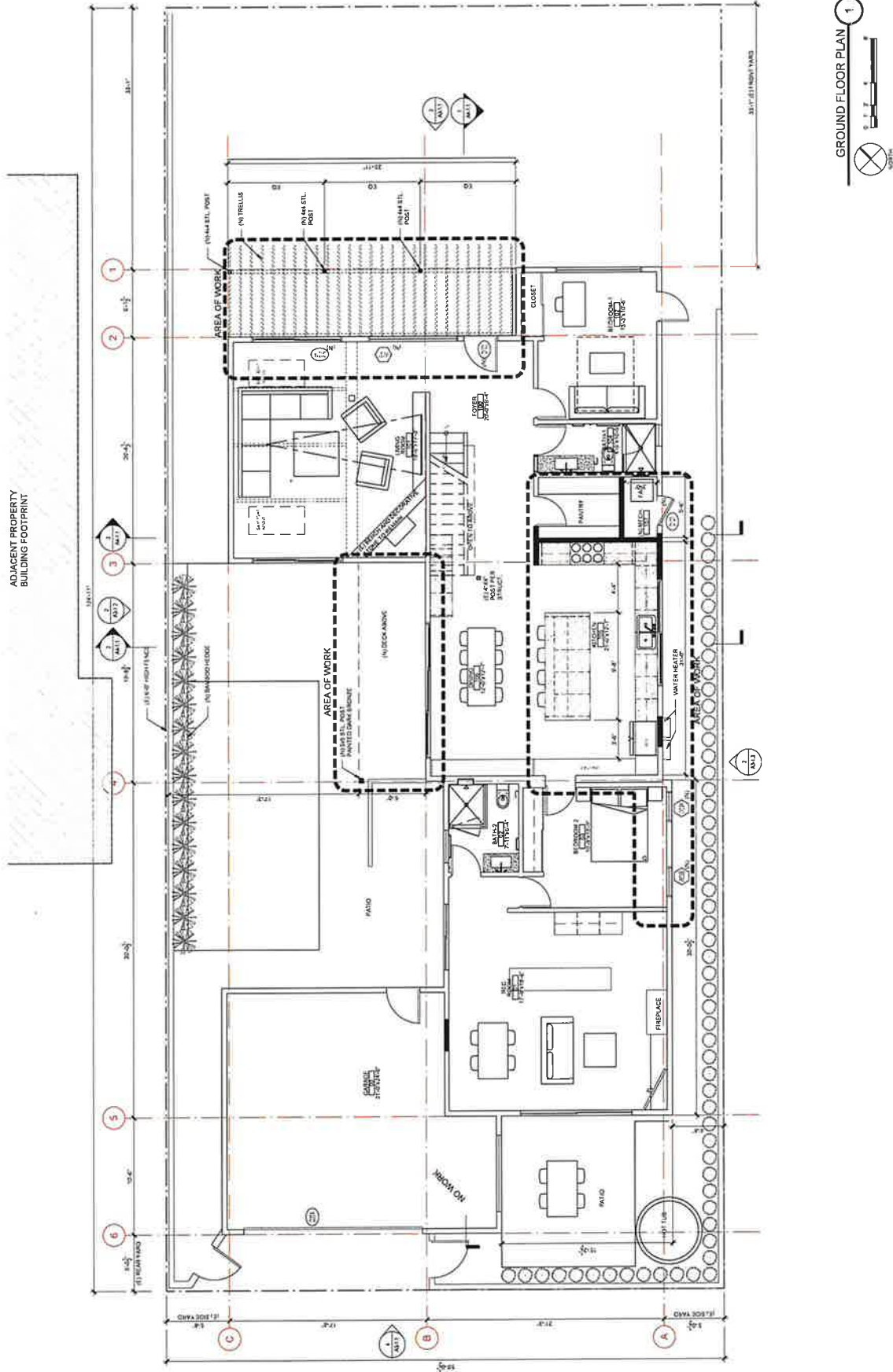
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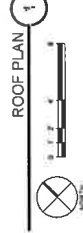
(E) SECOND FLOOR





GROUND FLOOR PLAN

A2-1.3



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 (Eva Sobesky & Todd Mathers)
 636 Haverford Ave.
 Pacific Palisades, CA 90272

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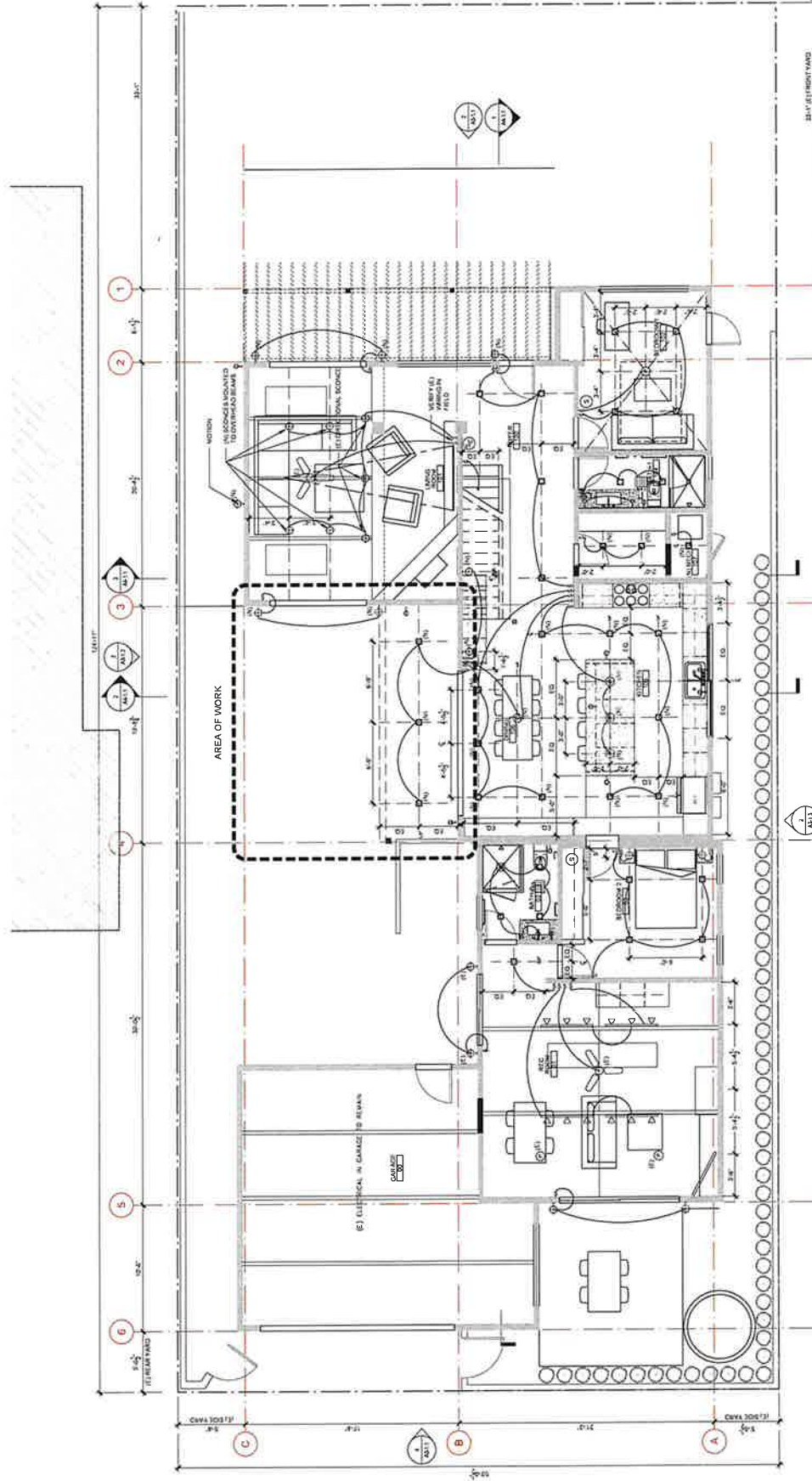
PROJECT ADDRESS
5353 8th Street
Carpinteria, CA 93013

DRAWING TITLE

PROPOSED
1ST FLOOR
CEILING PLAN

DATE	01/21/2022
SCALE	1/4" = 1'-0"
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REVIEWED BY	
JOB NO	2012
SHEET NUMBER	

A2-2.1



POWER & CEILING SYMBOLS

- | | | |
|----------------------------|----------------------------|----------------------------------|
| WALL SWITCH | WALL SWITCH | SMOKE DETECTOR |
| DOUBLE SWITCH | DOUBLE SWITCH | CARBON MONOXIDE DETECTOR |
| 3-WAY SWITCH | 3-WAY SWITCH | SHADE A CARBON MONOXIDE DETECTOR |
| DIMMER SWITCH | DIMMER SWITCH | WALL MOUNTED MIRROR |
| TELEPHONE/DSL LINE | TELEPHONE/DSL LINE | WALL MOUNTED MIRROR |
| TELEVISION/DATA/CABLE | TELEVISION/DATA/CABLE | CEILING FAN |
| ELECTRICAL OUTLET - DUPLEX | ELECTRICAL OUTLET - DUPLEX | CEILING FAN |
| W/2 AIR/F | W/2 AIR/F | TRACK LIGHT |
| ELECTRICAL OUTLET - 3-WIRE | ELECTRICAL OUTLET - 3-WIRE | |

GROUND FLOOR CEILING PLAN



A2-2.2



\$	WALL SWITCH	TELEVISION/DATA/CABLE
\$2	DOUBLE SWITCH	ELECTRICAL DUCT - DUPLEX +15' A/F
\$3	3-WAY SWITCH	ELECTRICAL DUCT - QDAB
\$0	DIMMER SWITCH	
	TELEPHONE/DSL LINE	

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30 CAL TALE 7X
 Reg. Cal. St. Survey
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Owner:
Malhers Family Trust
(Eva Sobesky & Todd Mathers)
636 Haverford Ave.

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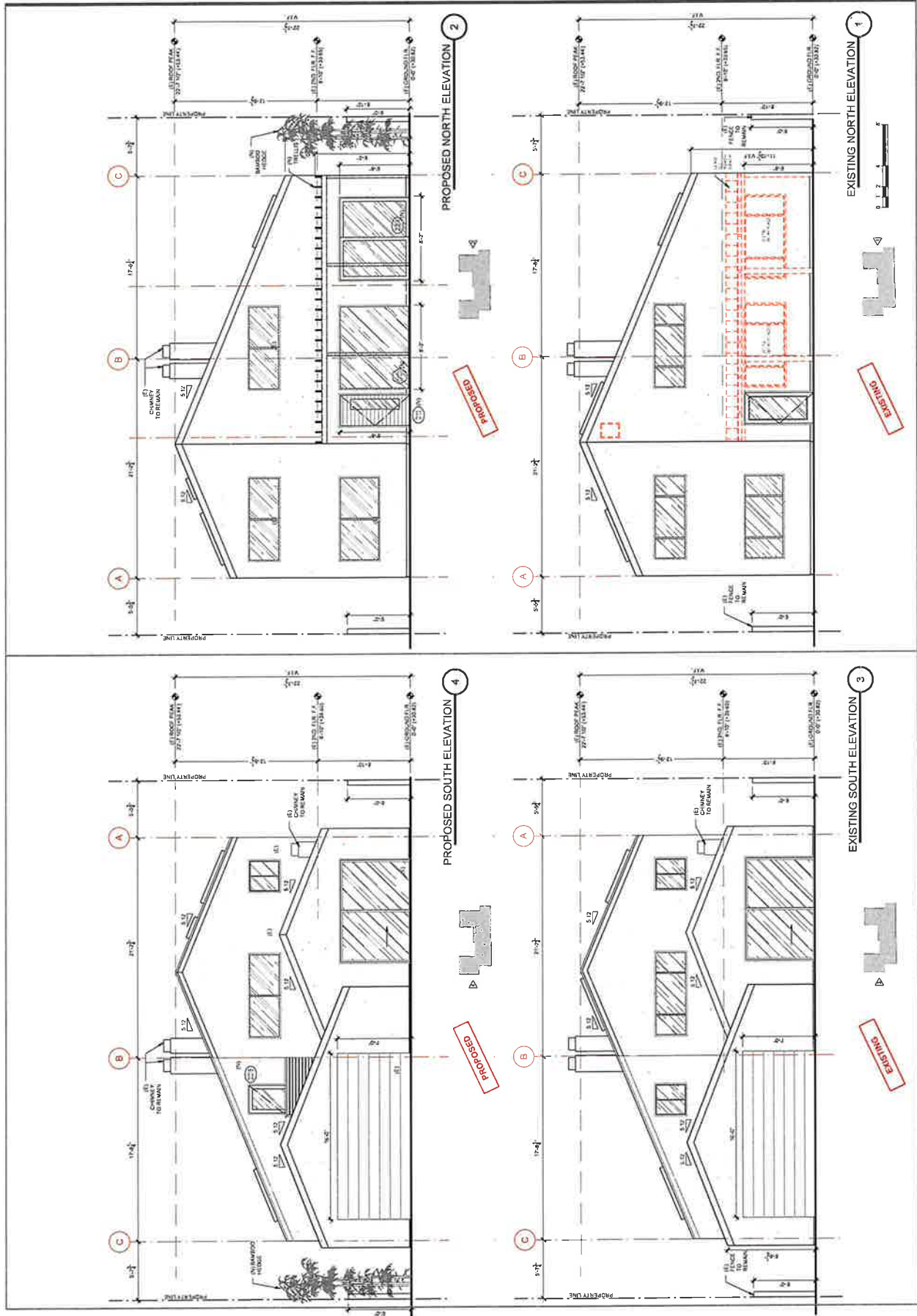
PROJECT ADDRESS
5353 8th Street
Carpinteria, CA 93013

DRAWING TITLE

**EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS**

DATE	01/21/2022
SCALE	1/4" = 1'-0"
DRAWN BY	
REVIEWED BY	
JOB NO	2012
SHEET NUMBER	

A3-1.1



CONSULTANTS

FJS LAND CONSULTING
14818 Ouzada Way
Santa Clarita, CA 91387
(661) 491-0100
www.fjslandconsulting.com

STRUCTURAL ENGINEER
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San Ysidro, CA 92065
P 805-522-3379 ext 101
F 805-378-7137

SO CAL TITLE 24
8659 Red Oak St Suite 1
Rancho Cucamonga, CA 91730
www.socaltitle24.com
(805) 794-5822

Owner

Mathers Family Trust
(Eva Sobesky & Todd Mathers)
636 Haverford Ave.

[illegible]

PROFESSOR

5353 8th Street
Campintaria, CA 93013

DRAWING TITLE

EXISTING &
PROPOSED
EXTERIOR
ELEVATIONS

DATE: 6/21/2022

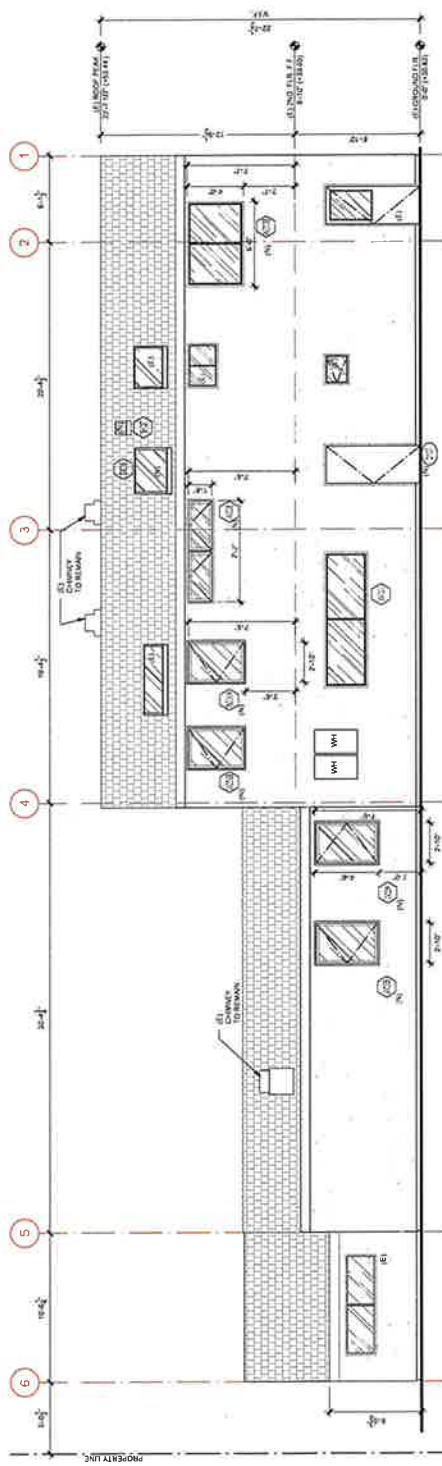
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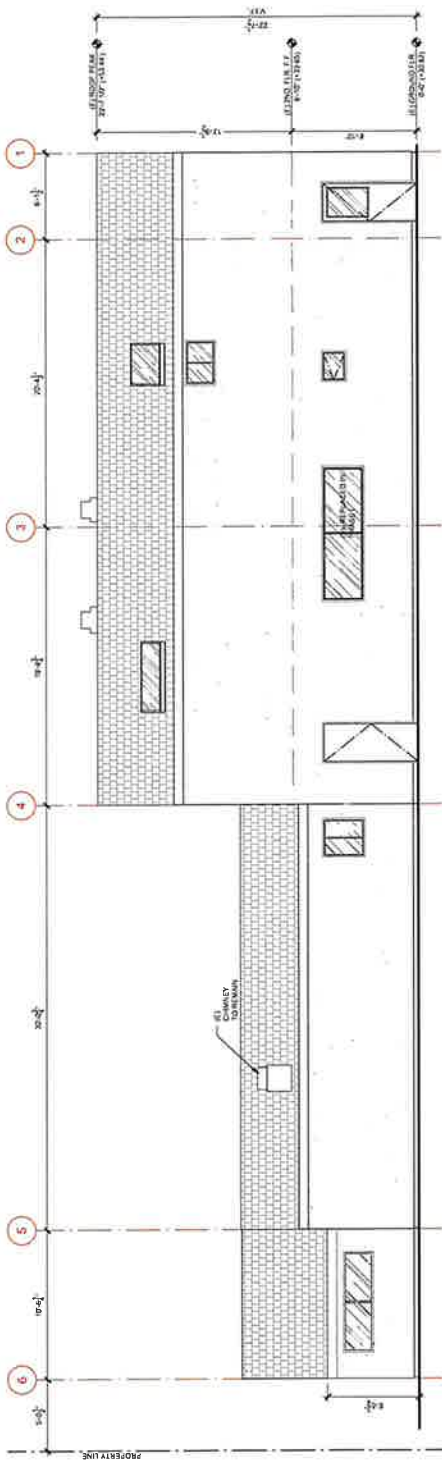
REVIEWED BY

1

A3-1.2



PROPOSED EAST ELEVATION 2



EXISTING EAST ELEVATION

0120 •

EXISTING

EIS STUDIO
2168 MAIN STREET
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SO CAL TITLE #24
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Van Nuys, CA 91730
www.socaltitle24.com
(909) 294-5922

Owner:
Mathers Family Trust
(Eva Soberay & Todd Mathers)
636 Haverford Ave.

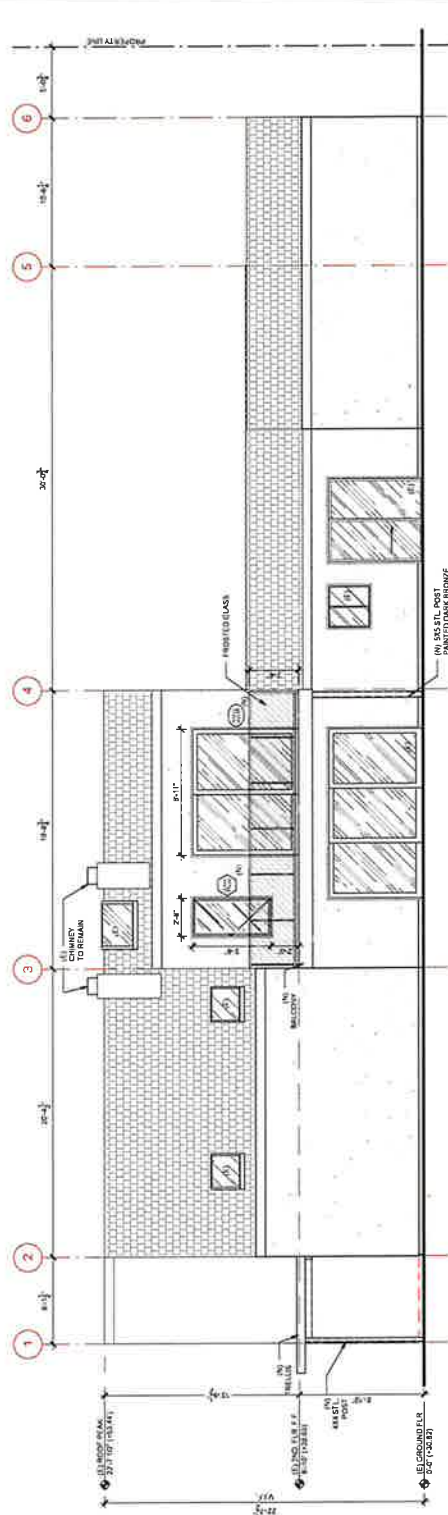
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PROJECT ADDRESS
5353 8th Street
Carpinteria, CA 93013

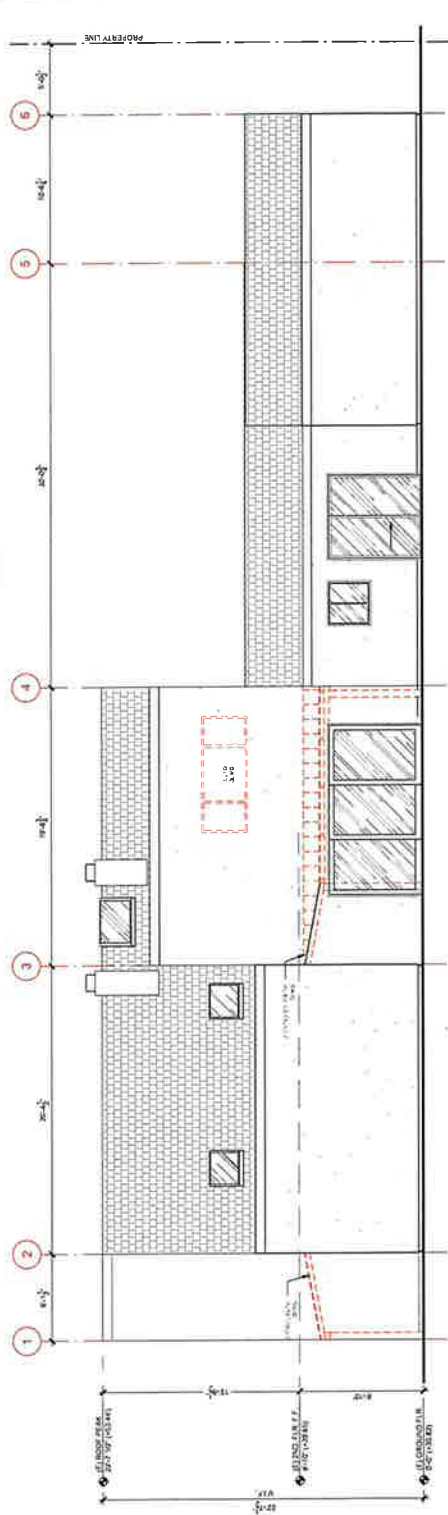
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DATE	01/21/2022
SCALE	1/4" = 1'-0"
DRAWN BY	
REVIEWED BY	
JOB NO.	2012
SHEET NUMBER	

A3-1.3



PROPOSED WEST ELEVATION. 3



EXISTING WEST ELEVATION

EXISTING

CONSULTANTS
FISLAND CONSULTING
 1000 California Street
 Suite 1000
 San Francisco, CA 94107
 Tel: (415) 774-0775
 Email: info@fisland.com
ROSE, INC.
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 San Francisco, CA 94118
 Tel: (415) 337-1137
 Email: info@roseinc.com
3D CAL. TITLE & SUE
 1000 California Street
 Suite 1000
 San Francisco, CA 94107
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 Email: info@3dcal.com

Owner
 Mathers Family Trust
 5355 8th Street
 Carpinteria, CA 93013
 Tel: (805) 565-5072

NO.	ISSUE	DATE
1	ISSUE 1	10/10/2012
2	ISSUE 2	01/22/2013
3	ISSUE 3	01/22/2013
4	ISSUE 4	01/22/2013
5	ISSUE 5	01/22/2013
6	ISSUE 6	01/22/2013
7	ISSUE 7	01/22/2013
8	ISSUE 8	01/22/2013
9	ISSUE 9	01/22/2013
10	ISSUE 10	01/22/2013
11	ISSUE 11	01/22/2013
12	ISSUE 12	01/22/2013
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15	ISSUE 15	01/22/2013
16	ISSUE 16	01/22/2013
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19	ISSUE 19	01/22/2013
20	ISSUE 20	01/22/2013

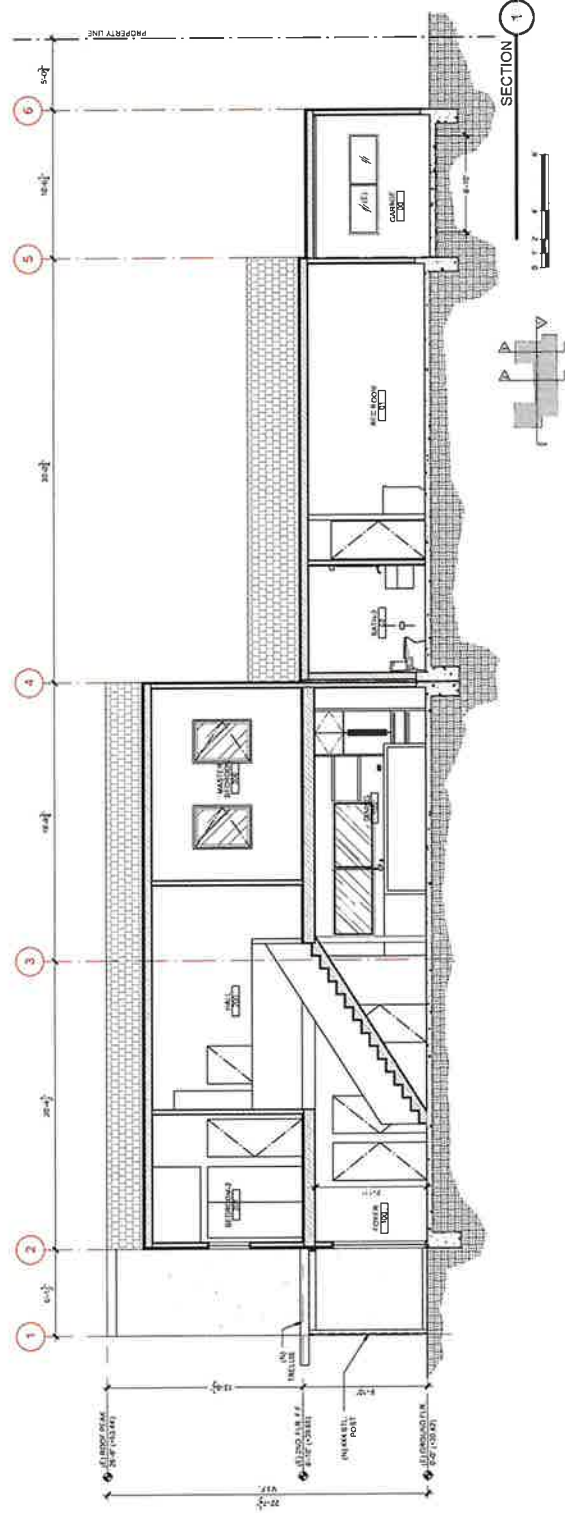
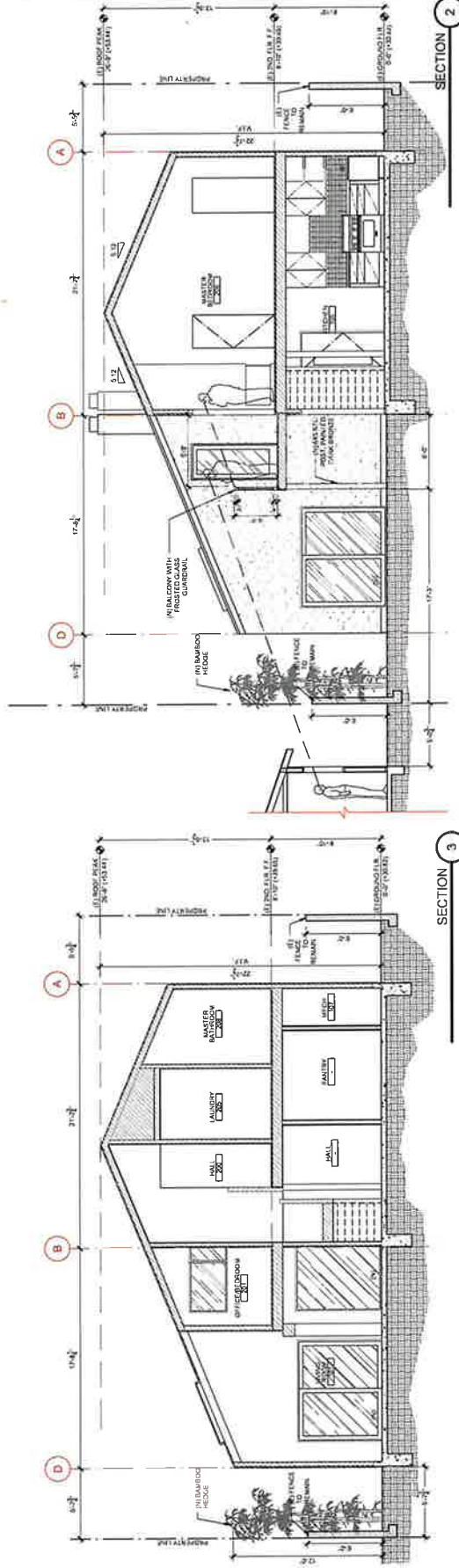
PROJECT ADDRESS
 5355 8th Street
 Carpinteria, CA 93013

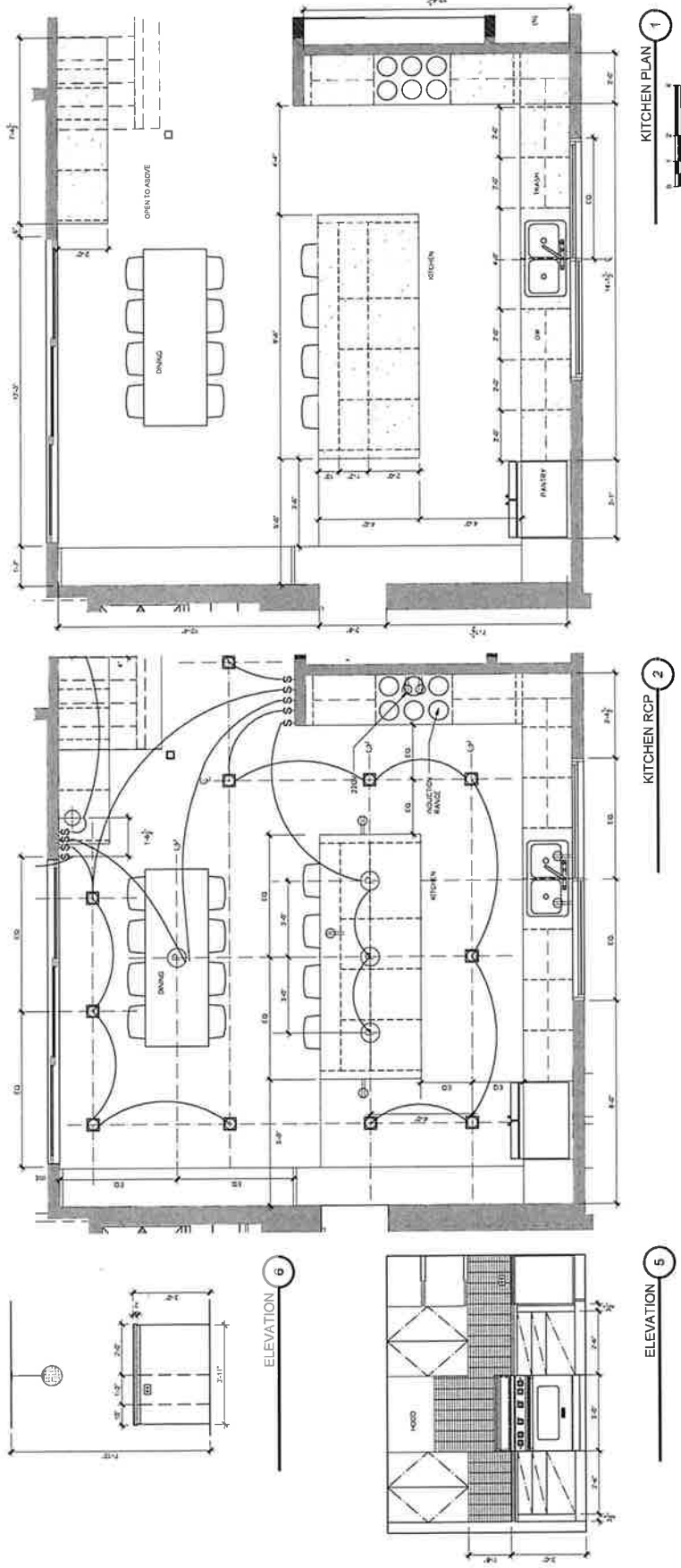
DRAWING TITLE

PROPOSED SECTIONS

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DRAWN BY	
REVIEWED BY	
JOB NO.	2012
SHEET NUMBER	

A4-1.1





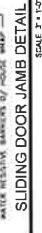
NO	ISSUE	DATE
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5353 8th Street
Carpinteria, CA 93013

DETAILS

A8-1.1

1
SCALE 1"=10'



[illegible]

FRAMING LUMBER

ALL FRAMING STUDS SHALL BE CROST SEASON DOUGLASS (OR BETTER) A SHAL CROWN TO THE FULFILLING GRADE. STUDS SHALL BE 2" X 4" OR 2" X 6" OR 2" X 8" OR 2" X 10" OR 2" X 12" OR 2" X 14" OR 2" X 16" OR 2" X 18" OR 2" X 20" OR 2" X 22" OR 2" X 24" OR 2" X 26" OR 2" X 28" OR 2" X 30" OR 2" X 32" OR 2" X 34" OR 2" X 36" OR 2" X 38" OR 2" X 40" OR 2" X 42" OR 2" X 44" OR 2" X 46" OR 2" X 48" OR 2" X 50" OR 2" X 52" OR 2" X 54" OR 2" X 56" OR 2" X 58" OR 2" X 60" OR 2" X 62" OR 2" X 64" OR 2" X 66" OR 2" X 68" OR 2" X 70" OR 2" X 72" OR 2" X 74" OR 2" X 76" OR 2" X 78" OR 2" X 80" OR 2" X 82" OR 2" X 84" OR 2" X 86" OR 2" X 88" OR 2" X 90" OR 2" X 92" OR 2" X 94" OR 2" X 96" OR 2" X 98" OR 2" X 100" OR 2" X 102" OR 2" X 104" OR 2" X 106" OR 2" X 108" OR 2" X 110" OR 2" X 112" OR 2" X 114" OR 2" X 116" OR 2" X 118" OR 2" X 120" OR 2" X 122" OR 2" X 124" OR 2" X 126" OR 2" X 128" OR 2" X 130" OR 2" X 132" OR 2" X 134" OR 2" X 136" OR 2" X 138" OR 2" X 140" OR 2" X 142" OR 2" X 144" OR 2" X 146" OR 2" X 148" OR 2" X 150" OR 2" X 152" OR 2" X 154" OR 2" X 156" OR 2" X 158" OR 2" X 160" OR 2" X 162" OR 2" X 164" OR 2" X 166" OR 2" X 168" OR 2" X 170" OR 2" X 172" OR 2" X 174" OR 2" X 176" OR 2" X 178" OR 2" X 180" OR 2" X 182" OR 2" X 184" OR 2" X 186" OR 2" X 188" OR 2" X 190" OR 2" X 192" OR 2" X 194" OR 2" X 196" OR 2" X 198" OR 2" X 200" OR 2" X 202" OR 2" X 204" OR 2" X 206" OR 2" X 208" OR 2" X 210" OR 2" X 212" OR 2" X 214" OR 2" X 216" OR 2" X 218" OR 2" X 220" OR 2" X 222" OR 2" X 224" OR 2" X 226" OR 2" X 228" OR 2" X 230" OR 2" X 232" OR 2" X 234" OR 2" X 236" OR 2" X 238" OR 2" X 240" OR 2" X 242" OR 2" X 244" OR 2" X 246" OR 2" X 248" OR 2" X 250" OR 2" X 252" OR 2" X 254" OR 2" X 256" OR 2" X 258" OR 2" X 260" OR 2" X 262" OR 2" X 264" OR 2" X 266" OR 2" X 268" OR 2" X 270" OR 2" X 272" OR 2" X 274" OR 2" X 276" OR 2" X 278" OR 2" X 280" OR 2" X 282" OR 2" X 284" OR 2" X 286" OR 2" X 288" OR 2" X 290" OR 2" X 292" OR 2" X 294" OR 2" X 296" OR 2" X 298" OR 2" X 300" OR 2" X 302" OR 2" X 304" OR 2" X 306" OR 2" X 308" OR 2" X 310" OR 2" X 312" OR 2" X 314" OR 2" X 316" OR 2" X 318" OR 2" X 320" OR 2" X 322" OR 2" X 324" OR 2" X 326" OR 2" X 328" OR 2" X 330" OR 2" X 332" OR 2" X 334" OR 2" X 336" OR 2" X 338" OR 2" X 340" OR 2" X 342" OR 2" X 344" OR 2" X 346" OR 2" X 348" OR 2" X 350" OR 2" X 352" OR 2" X 354" OR 2" X 356" OR 2" X 358" OR 2" X 360" OR 2" X 362" OR 2" X 364" OR 2" X 366" OR 2" X 368" OR 2" X 370" OR 2" X 372" OR 2" X 374" OR 2" X 376" OR 2" X 378" OR 2" X 380" OR 2" X 382" OR 2" X 384" OR 2" X 386" OR 2" X 388" OR 2" X 390" OR 2" X 392" OR 2" X 394" OR 2" X 396" OR 2" X 398" OR 2" X 400" OR 2" X 402" OR 2" X 404" OR 2" X 406" OR 2" X 408" OR 2" X 410" OR 2" X 412" OR 2" X 414" OR 2" X 416" OR 2" X 418" OR 2" X 420" OR 2" X 422" OR 2" X 424" OR 2" X 426" OR 2" X 428" OR 2" X 430" OR 2" X 432" OR 2" X 434" OR 2" X 436" OR 2" X 438" OR 2" X 440" OR 2" X 442" OR 2" X 444" OR 2" X 446" OR 2" X 448" OR 2" X 450" OR 2" X 452" OR 2" X 454" OR 2" X 456" OR 2" X 458" OR 2" X 460" OR 2" X 462" OR 2" X 464" OR 2" X 466" OR 2" X 468" OR 2" X 470" OR 2" X 472" OR 2" X 474" OR 2" X 476" OR 2" X 478" OR 2" X 480" OR 2" X 482" OR 2" X 484" OR 2" X 486" OR 2" X 488" OR 2" X 490" OR 2" X 492" OR 2" X 494" OR 2" X 496" OR 2" X 498" OR 2" X 500" OR 2" X 502" OR 2" X 504" OR 2" X 506" OR 2" X 508" OR 2" X 510" OR 2" X 512" OR 2" X 514" OR 2" X 516" OR 2" X 518" OR 2" X 520" OR 2" X 522" OR 2" X 524" OR 2" X 526" OR 2" X 528" OR 2" X 530" OR 2" X 532" OR 2" X 534" OR 2" X 536" OR 2" X 538" OR 2" X 540" OR 2" X 542" OR 2" X 544" OR 2" X 546" OR 2" X 548" OR 2" X 550" OR 2" X 552" OR 2" X 554" OR 2" X 556" OR 2" X 558" OR 2" X 560" OR 2" X 562" OR 2" X 564" OR 2" X 566" OR 2" X 568" OR 2" X 570" OR 2" X 572" OR 2" X 574" OR 2" X 576" OR 2" X 578" OR 2" X 580" OR 2" X 582" OR 2" X 584" OR 2" X 586" OR 2" X 588" OR 2" X 590" OR 2" X 592" OR 2" X 594" OR 2" X 596" OR 2" X 598" OR 2" X 600" OR 2" X 602" OR 2" X 604" OR 2" X 606" OR 2" X 608" OR 2" X 610" OR 2" X 612" OR 2" X 614" OR 2" X 616" OR 2" X 618" OR 2" X 620" OR 2" X 622" OR 2" X 624" OR 2" X 626" OR 2" X 628" OR 2" X 630" OR 2" X 632" OR 2" X 634" OR 2" X 636" OR 2" X 638" OR 2" X 640" OR 2" X 642" OR 2" X 644" OR 2" X 646" OR 2" X 648" OR 2" X 650" OR 2" X 652" OR 2" X 654" OR 2" X 656" OR 2" X 658" OR 2" X 660" OR 2" X 662" OR 2" X 664" OR 2" X 666" OR 2" X 668" OR 2" X 670" OR 2" X 672" OR 2" X 674" OR 2" X 676" OR 2" X 678" OR 2" X 680" OR 2" X 682" OR 2" X 684" OR 2" X 686" OR 2" X 688" OR 2" X 690" OR 2" X 692" OR 2" X 694" OR 2" X 696" OR 2" X 698" OR 2" X 700" OR 2" X 702" OR 2" X 704" OR 2" X 706" OR 2" X 708" OR 2" X 710" OR 2" X 712" OR 2" X 714" OR 2" X 716" OR 2" X 718" OR 2" X 720" OR 2" X 722" OR 2" X 724" OR 2" X 726" OR 2" X 728" OR 2" X 730" OR 2" X 732" OR 2" X 734" OR 2" X 736" OR 2" X 738" OR 2" X 740" OR 2" X 742" OR 2" X 744" OR 2" X 746" OR 2" X 748" OR 2" X 750" OR 2" X 752" OR 2" X 754" OR 2" X 756" OR 2" X 758" OR 2" X 760" OR 2" X 762" OR 2" X 764" OR 2" X 766" OR 2" X 768" OR 2" X 770" OR 2" X 772" OR 2" X 774" OR 2" X 776" OR 2" X 778" OR 2" X 780" OR 2" X 782" OR 2" X 784" OR 2" X 786" OR 2" X 788" OR 2" X 790" OR 2" X 792" OR 2" X 794" OR 2" X 796" OR 2" X 798" OR 2" X 800" OR 2" X 802" OR 2" X 804" OR 2" X 806" OR 2" X 808" OR 2" X 810" OR 2" X 812" OR 2" X 814" OR 2" X 816" OR 2" X 818" OR 2" X 820" OR 2" X 822" OR 2" X 824" OR 2" X 826" OR 2" X 828" OR 2" X 830" OR 2" X 832" OR 2" X 834" OR 2" X 836" OR 2" X 838" OR 2" X 840" OR 2" X 842" OR 2" X 844" OR 2" X 846" OR 2" X 848" OR 2" X 850" OR 2" X 852" OR 2" X 854" OR 2" X 856" OR 2" X 858" OR 2" X 860" OR 2" X 862" OR 2" X 864" OR 2" X 866" OR 2" X 868" OR 2" X 870" OR 2" X 872" OR 2" X 874" OR 2" X 876" OR 2" X 878" OR 2" X 880" OR 2" X 882" OR 2" X 884" OR 2" X 886" OR 2" X 888" OR 2" X 890" OR 2" X 892" OR 2" X 894" OR 2" X 896" OR 2" X 898" OR 2" X 900" OR 2" X 902" OR 2" X 904" OR 2" X 906" OR 2" X 908" OR 2" X 910" OR 2" X 912" OR 2" X 914" OR 2" X 916" OR 2" X 918" OR 2" X 920" OR 2" X 922" OR 2" X 924" OR 2" X 926" OR 2" X 928" OR 2" X 930" OR 2" X 932" 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SHEET TITLE :
TYPICAL DETAILS

JOB NO. 20030702
 DRAWN BY j.kim@gsa.com
 ENGINEER
 DATE 9/29/2003
 11/20/03



\$0.10

TVB STRINGER CONSTRICTION

TYP STRINGER CONSTRUCTION



\$0.20

DATE: 10/05/2022
DRAWN BY: JG
CHECKED BY: JG
PROJECT: 2200 COCHRAN ST. SUITE 205
CITY: SAN JOSE, CA 95128

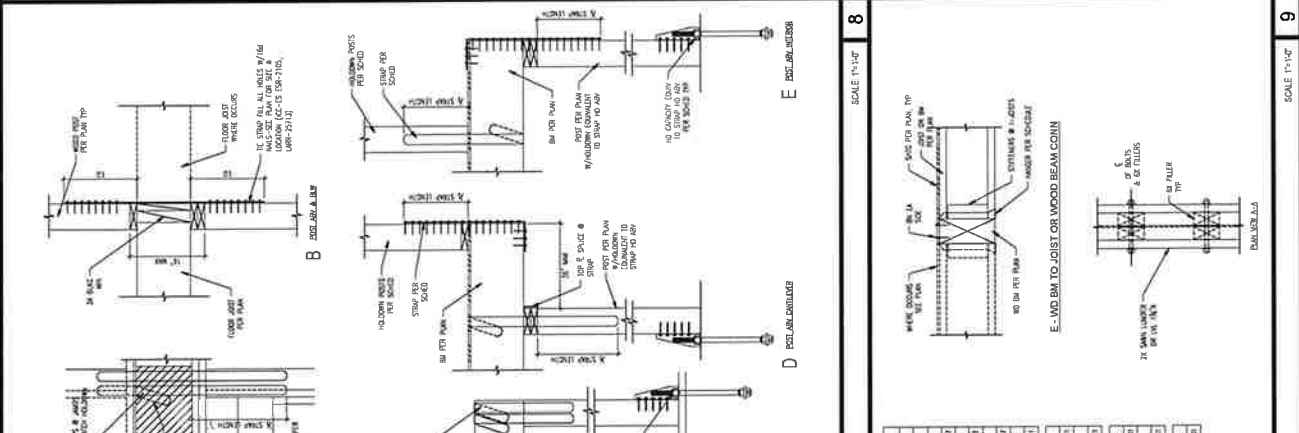
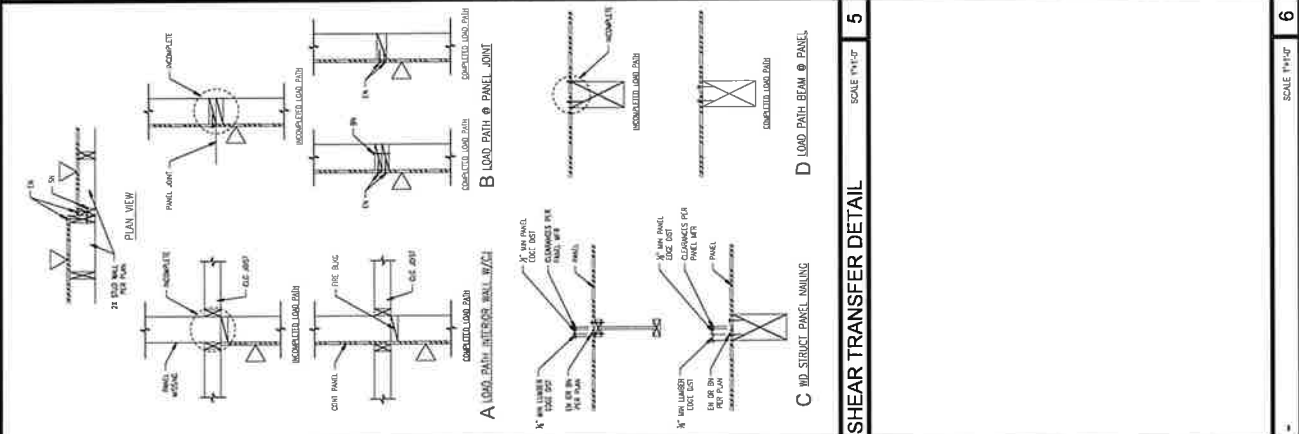
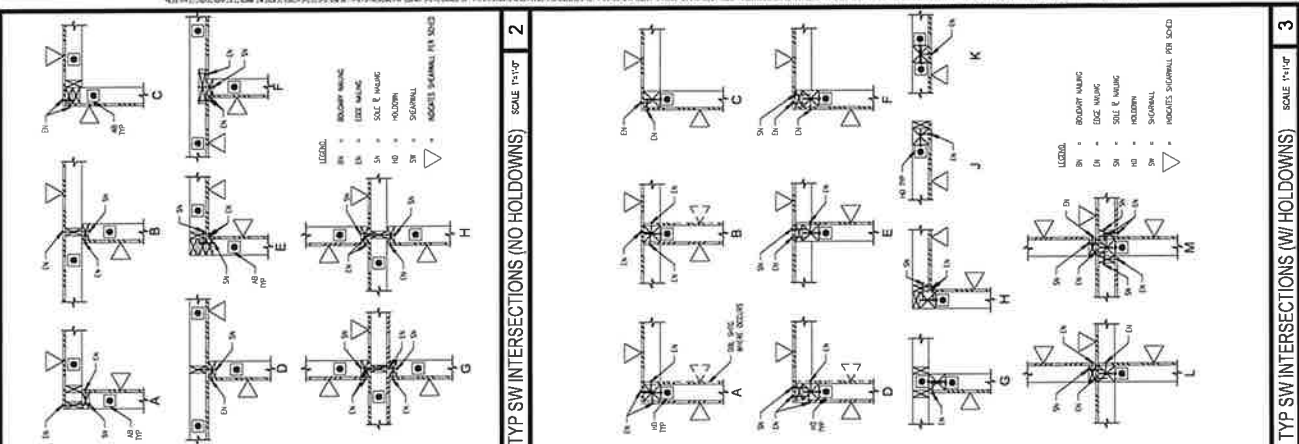
TYPICAL DETAILS

SOBESKY RESIDENCE
5353 8th Street
CARPINTERIA, CA. 93013



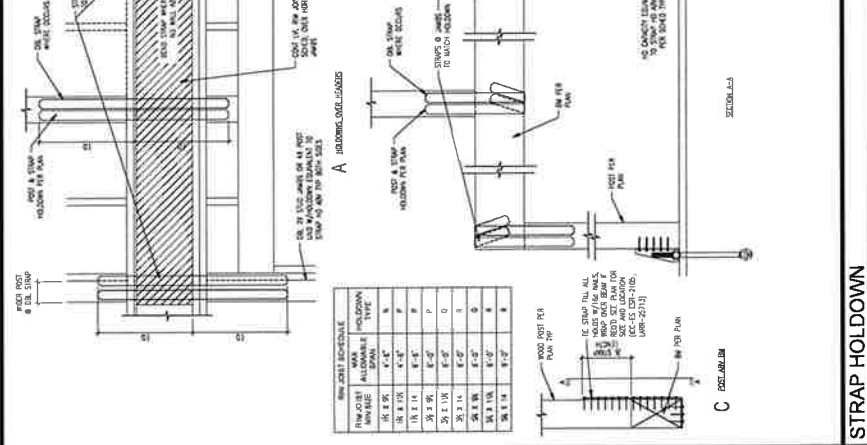
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REVISIONS	
NO.	DESCRIPTION



HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE	
TOP JOIST HANGER	FACE MOUNT HANGER
JOIST/BEAM SIZE	HANGER TYPE
2x12	SIMPSON H1
2x10	SIMPSON H2
2x8	SIMPSON H3
2x6	SIMPSON H4
2x4	SIMPSON H5
2x2	SIMPSON H6
1x12	SIMPSON H7
1x10	SIMPSON H8
1x8	SIMPSON H9
1x6	SIMPSON H10
1x4	SIMPSON H11
1x2	SIMPSON H12

NOTES:
1. PROVIDE 1/2" DIA. WASHERS FACE MOUNT HANGERS SHALL BE ALIGNED WITH WIDE SPECIFICALLY NOTED
2. PROVIDE SHIMS, NOTED HANGER AS NOTED IS NOTED
3. PROVIDE 1/2" DIA. WASHERS FACE MOUNT HANGERS AS NOTED IS NOTED
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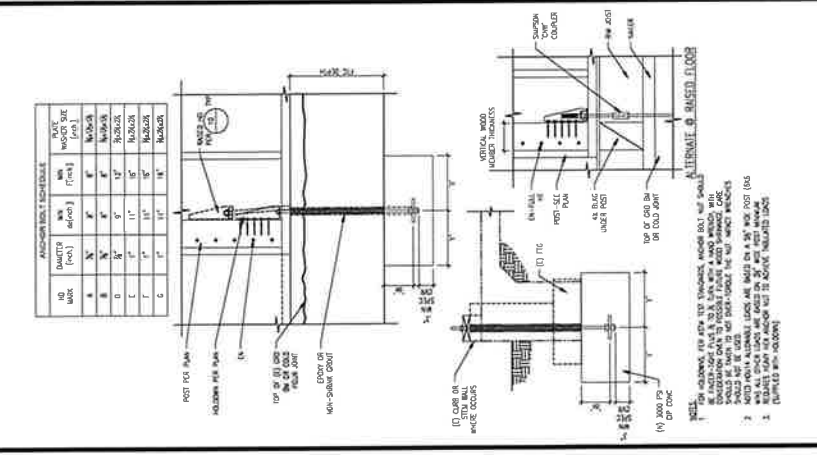
SHEET TITLE : TYPICAL DETAILS

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ADDRESS _____
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HOLDOWN RAISED OFF SILL PLATE	SCALE 1/2"=1'-0"	10	HOLDOWN FLOOR TO FLOOR	SCALE 1/2"=1'-0"	1
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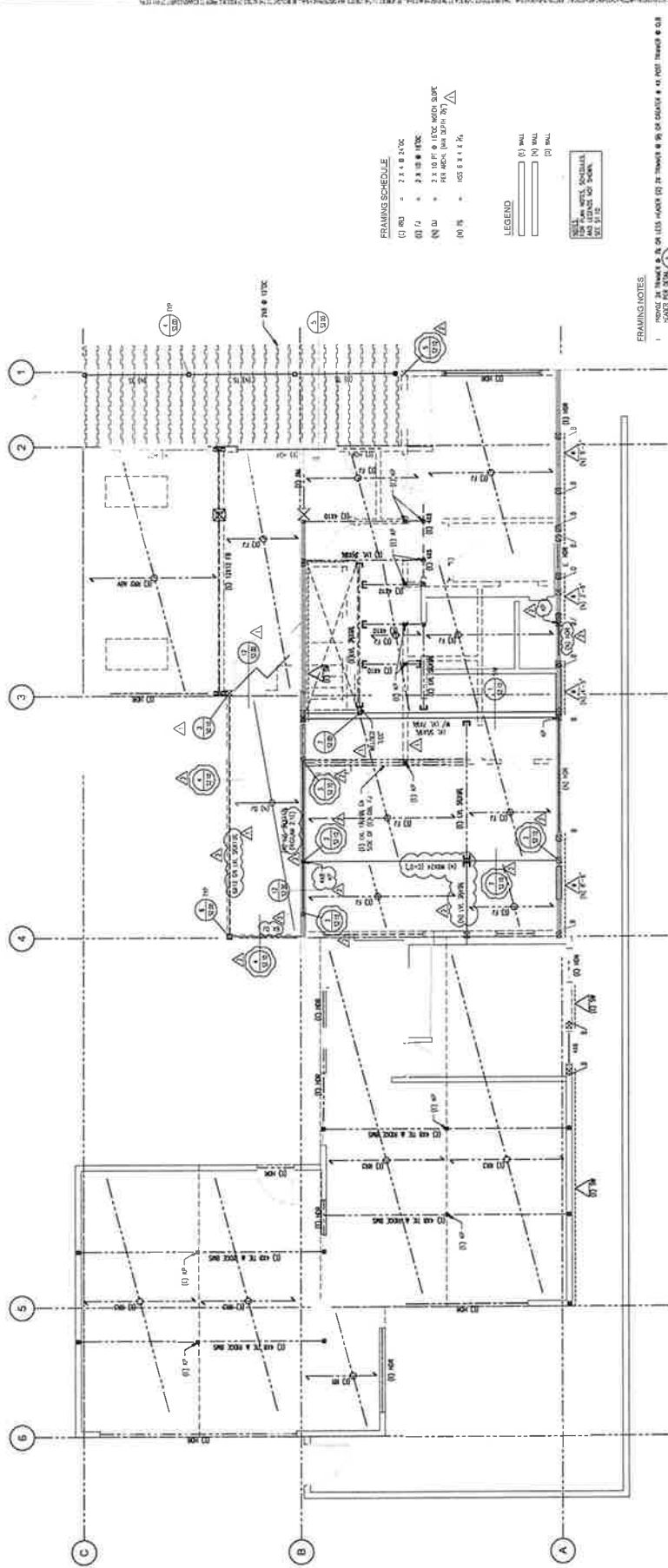
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LAST NAME FIRST		STREET ADDRESS	1130 S. 20th St.
CITY AND STATE		ZIP CODE	77002
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SHEET TITLE :
SECOND FLOOR
FRAMING PLAN

PHASE 2 - REMODEL FOR
SOBESKY R
5353 8th Street
CARPINTERIA, CA 93013

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REVISIONS		
NO.	REVISION	DATE
1	ORIGINAL CANCELLED	11/24/20
2	ORIGINAL CANCELLED	11/25/20



SECOND FLOOR FRAMING PLAN

FRAMING NOTES

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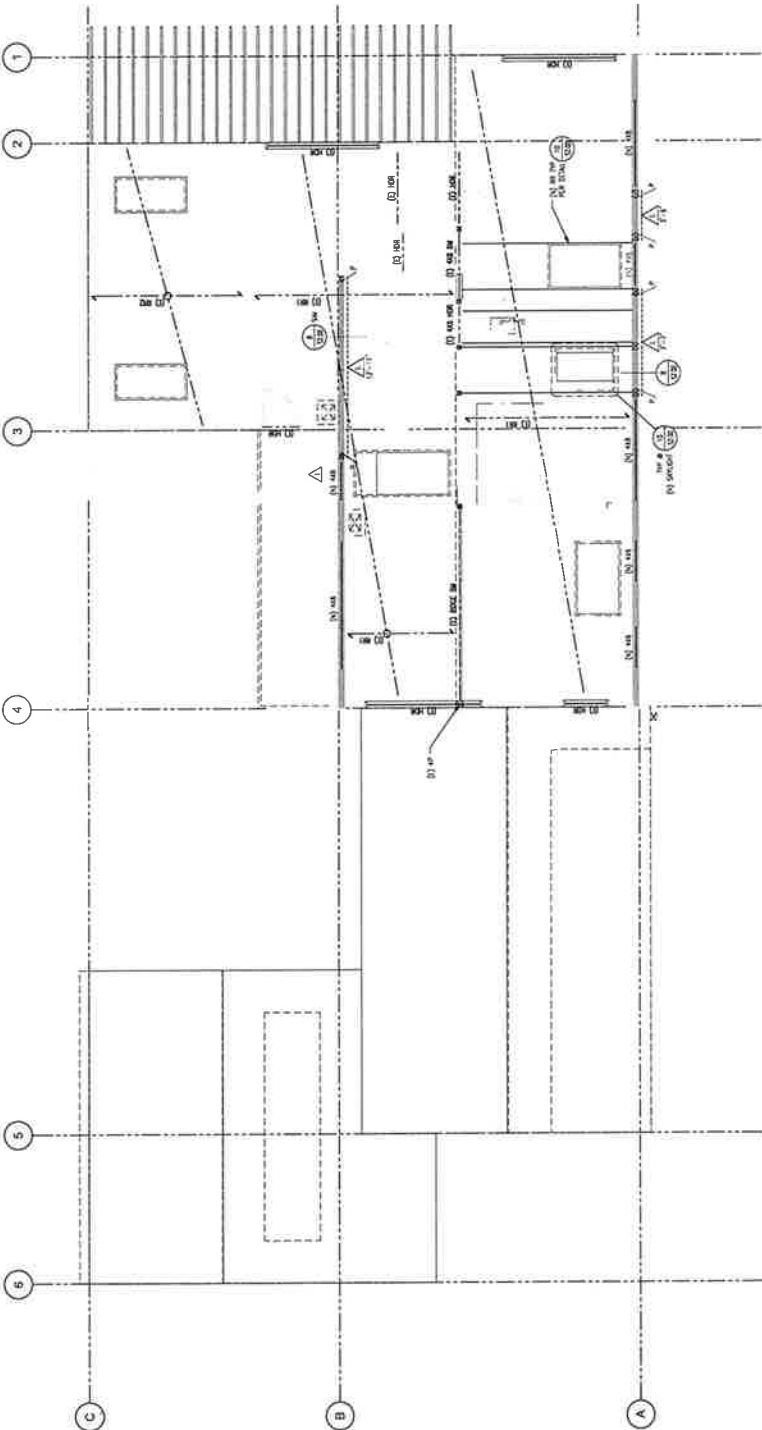
SHEET TITLE: ROOF FRAMING PLAN

SOBESKY RE
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REVISIONS	
NO.	REVISION
1	DATE 11/04/21
2	OTHER CHANGES
3	
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5	



ROOF FRAMING PLAN



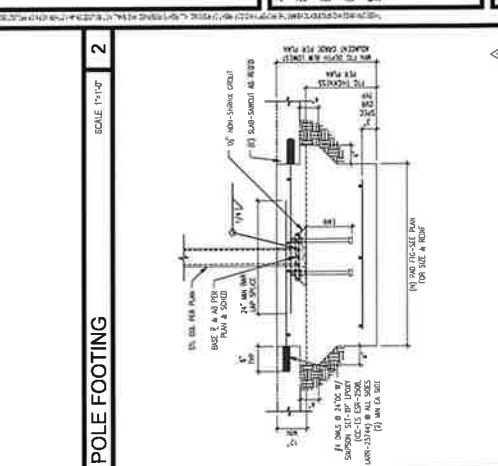
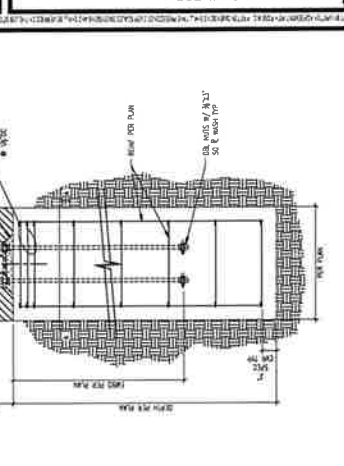
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SHEET TITLE :
STRUCTURAL
DETAILS

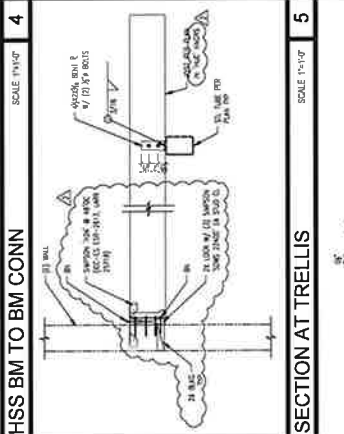
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 STAMP:



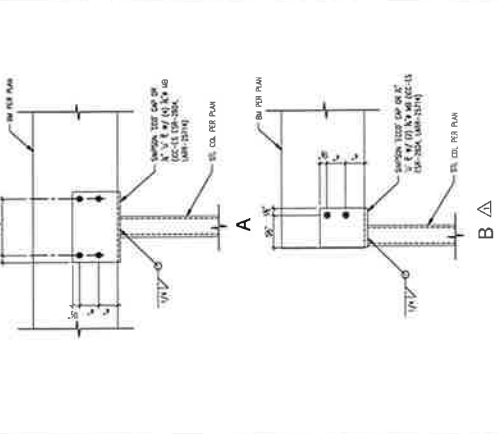
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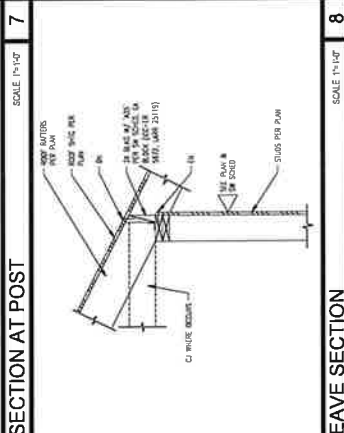
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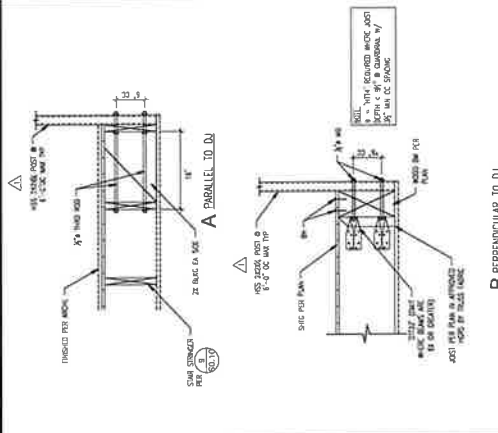
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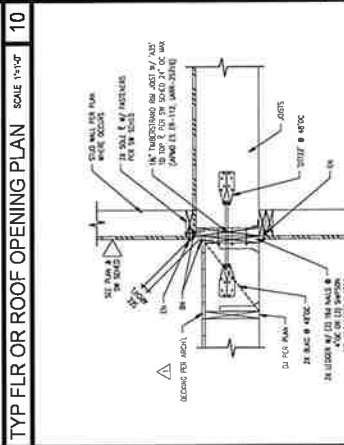
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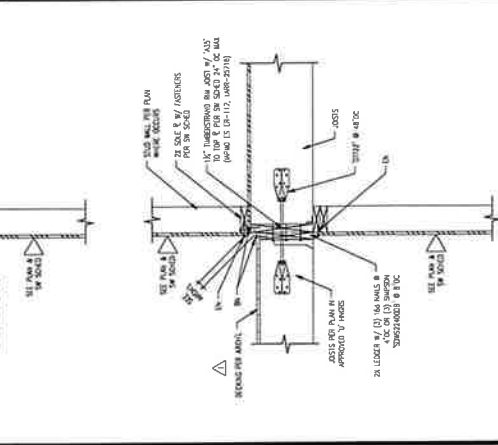
SECTION AT POST



B PERPENDICULAR TO DU



TYP FLR OR ROOF OPENING PLAN



SECTION AT DECK

Exhibit B
December 16, 2021 ARB Meeting Minutes

Sobesky-Mathers Residence Exterior Alterations
Final ARB Review
March 3, 2022

Russell Werth, designer, shared that they would be happy to remove the hedge and chain-link fence, and understood about eliminating the proposed bathroom window that was too close to the property line to meet building code requirements. Boardmember Johnson asked about the reason for the high 10-foot plate heights in the kitchen, and Mr. Werth responded at they wanted to create more space within a small house.

Tim Siegel, applicant, added that the purpose of the gate was to keep his dogs in their yard.

Public Comment: None

Boardmember Discussion:

Boardmember Rodriguez began the discussion by thanking the designer and applicant for their willingness to remove the hedge and fence. He stated that anything would be better than what is there now, and suggested white picket fencing similar to the surrounding homes. He went on to suggest adding shutters to the windows on all sides of the residence and addition to match the front windows, and to add a window in the stairwell to break up the west elevation. He commented that overall, he liked the addition.

Boardmember Reginato agreed with Boardmember Rodriguez's comments, and added that the proposed second-story window on the east elevation should be centered under the gable with shutters. He supported the removal of the existing fence and hedge, and supported a replacement with an upgraded fence and landscaping. He shared his support for approval of the project with his comments.

Boardmember Blakemore agreed with the other Boardmembers' comments about the hedge, fence, and shutters.

Boardmember Johnson liked Boardmember Reginato's idea for symmetry by centering the proposed second-story window on the east elevation, and supported the idea of adding more shutters. He pointed out the roof plan did not include the rear gable as shown on the elevations. He suggested lowering the plate height in the kitchen by 1-foot in order to lower the overall height of the addition. He stated that the massing is compatible and that the proposed colors and materials to match the existing are acceptable.

Boardmember Stein stated that it is a cute little house and that he agreed with the other Boardmembers' comments about moving the second-story window and adding the shutters. He shared that he was glad to hear from the applicant about the fence and hedge being removed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Planning Commission with their comments attached.

VOTE: 5-0

- 2) Project: Sobesky-Mathers Residence Exterior Alterations, 21-2127-CDP/ARB
Address: 5353 Eighth Street
Applicant: Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers
Planner: Syndi Souter

Request of Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers, to consider Project 21-2127-CDP/ARB for preliminary and final review of a proposal for exterior improvements and alterations to an existing two-story single-family residence. The proposed alterations include the construction of a new 204 square-foot front porch trellis; construction of a new 114 square-foot second-floor balcony; installation of new doors, windows, and skylights; a re-roof; and refinishing the exterior of the residence and site walls with smooth stucco. The property is a 6,250 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-331-002, addressed as 5353 Eighth Street.

Boardmember Reginato recused himself from participation due to a potential conflict of interest. He owns real property within 500 feet of the project location.

Under disclosure of ex parte communications, Boardmembers Stein and Rodriguez both disclosed that they had discussed privacy concerns with the westerly neighbor, Gary Campopiano.

Staff presented the proposed project and explained that the proposed exterior alterations are Phase 2 of a two-part remodel project. Phase 1 of the project included interior alterations, for which a building permit had been issued. Staff shared pictures of the existing residence so the Board could see the changes that the proposed improvements would make to the aesthetics of the residence. Staff highlighted that the purpose of the project was to allow more sunlight into the residence and asked the Board to carefully review the potential privacy impacts associated with the proposed new second-story doors, windows, and balcony. During the presentation, several Boardmembers asked questions about the dimensions and location of the proposed balcony.

Boardmember Johnson asked where the neighbor who submitted a public comment letter was located in relation to the site. A discussion ensued regarding the locations of the site perimeter walls, wall heights, and materials. Boardmember Rodriguez asked about the landscaping along the western property line, and the photographs presented by the neighbor. He asked for clarification on the staff report regarding concerns about privacy impacts from the balcony, and staff responded that the staff report was written before the public comment letter and accompanying photographs were received, and that staff would like the Board's feedback on privacy impacts from the proposed balcony. Boardmember Johnson confirmed with staff that the roof and exterior walls of the residence would not be changing. Boardmember Stein asked for clarification of the purpose of the two phases for the project, and staff responded that the permit for the Phase 1 interior work had already been issued to get work started while Phase 2 went through ARB review for the exterior alterations.

The applicants, Eva Sobesky and Todd Mathers, addressed the Board. Ms. Sobesky explained to the Board that the existing residence had many much-needed repairs and leaks, and building code issues. The house is very dark and cold, and she wanted to create a warm, contemporary conventional residence and keep the landscaping. She was willing to plant additional landscaping to provide screening with the neighbor. The existing wall was proposed to remain. She felt that the balcony was justified and would allow fresh air and sunshine into the house. Mr. Mathers suggested that the existing bamboo could be extended along the property line for screening and privacy. He shared that with the Phase 1 work, they discovered the whole house needs to be replumbed and rewired, with numerous leaks and mold to be repaired.

Boardmember Stein asked what they were going to do with the site walls with bumps, and Ms. Sobesky responded that they would be removed and the wall re-plastered. Boardmember Johnson

asked about the columns for the balcony supports, and she responded that they were rotten and would need to be replaced. He requested a detail for the replacement posts, and asked about the proposed window materials. Ms. Sobesky responded that the windows would be aluminum in a light bronze color. Ms. Sobesky asked about the maximum fence/wall heights and suggested they could add some large plants for a fast-growing screen.

Public Comment:

Gary Campopiano spoke at the meeting about his concerns with the proposed balcony with doors and windows since it would look directly into two of his bedrooms and a bathroom. He shared that some Macadamia trees have been planted on his property, but they are not all doing well. He stressed the need for better screening with additional landscaping, and that the avocado tree on the project site was very old and not very lush anymore. He shared his concern about eye problems from the dust that could be generated by the removal of the “hump and bump” stucco finish, and requested dust mitigation. He clarified that the wall between the properties is at least 5’-8”, and that it drops down lower at the front by Eighth Street. The Board asked where his bedroom and bathroom windows were located relative to the proposed balcony, and he showed the Board the locations on the aerial photo. He also submitted a public comment letter ahead of the meeting citing the same concerns. A copy of the letter is on file with the Community Development Department.

Boardmember Discussion:

Boardmember Stein started the discussion talking about the age of the avocado tree. Ms. Sobesky shared that she has had an arborist come out to look at the tree, and it is definitely at least 70 years old and nearing the end of its life and will likely need to be removed soon.

Mr. Bobroff brought the proposed windows on the eastern second-story elevation to the Board's attention for additional privacy considerations to include in their discussion. Staff revisited the eastern elevation in the presentation and showed photographs to the Board. The Board discussed the location of the proposed windows with the existing landscaping for screening, and determined that the windows on the east side would not cause privacy impacts to the two-story structure next door.

Boardmembers Johnson and Blakemore questioned why the header for the northern window on the east elevation was a foot lower than the other two proposed windows, and made the suggestion that the header should be raised to match the other windows.

Boardmember Stein commented that the exterior lights proposed for the deck would spill down to the neighboring property, and that the lenses should be recessed more and a lower wattage.

Bandmember Johnson recommended additional landscaping along the western property line, other than Podocarpus, to provide screening and privacy. He suggested a solid wall around the base of the balcony to increase privacy for both properties would be beneficial. He was glad to see that the bumps in the stucco will be going away and the new upgrades to the building. He requested construction details on the deck and trellis including materials and finishes.

Boardmember Rodriguez agreed that screening is important for privacy with plants or a taller wall. He felt that the location of the balcony was acceptable, but that it was accessed by too many doors. He suggested that the balcony should be accessed only from the master bedroom and that the other doors could be replaced with smaller windows. He supported the removal of the “hump and bump” stucco. He liked the new front trellis. He referenced Design Guideline #26 for the Beach Neighborhood,

which applies to second floor decks and windows for privacy, and said the intention should be the same for this project. He said he was happy to see the that applicant was willing to install screening for privacy between the properties.

Boardmember Blakemore agreed with the other Boardmember's comments. She suggested bamboo for screening, and was not against Podocarpus because it is also very fast growing. She thought fewer doors and smaller windows on the deck would be a good idea, unless a solid wall enclosed the deck. She asked about the layout of the doors and windows on the front elevation, and thought there was too much glass. Ms. Sobesky clarified that the new front door would be more solid to eliminate that feeling.

Boardmember Stein stated that he was big on privacy, and that the deck should have solid walls instead of the wire railing. He agreed with Boardmember Rodriguez about the doors accessing the deck and that it should only be accessible from the master bedroom. He agreed that the avocado tree would not be on the site for much longer. He requested that the project be conditioned with a provision for the landscaping to be installed and maintained for the life of the project. He reiterated that the exterior lights should be dimmer and not spill light out beyond the deck. He suggested that the stucco should be misted during demolition to reduce the amount of dust.

Boardmember Johnson added that a 6-foot-wide deck would not likely become a party deck given the small size.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Community Development Director with their comments attached.

VOTE: 4-0 (Reginato recused)

OTHER BUSINESS: None

CONSENT CALENDAR:

- 3) Action Minutes of the Architectural Review Board Meeting of November 30, 2021

ACTION: Motion by Boardmember Rodriguez, seconded by Boardmember Johnson, to approve the Minutes as presented.

VOTE: 4-0-1 (Stein abstain)

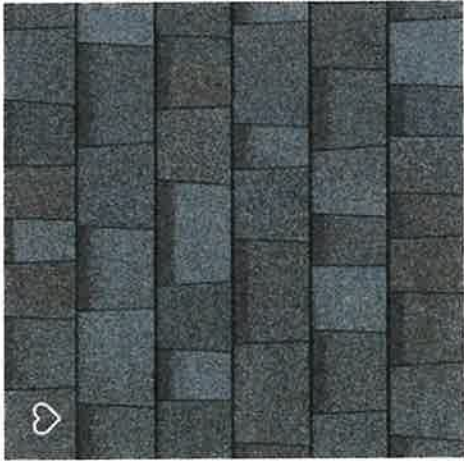
MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 4) Sanctuary Beach Deck Revision: Staff presented proposed plans for the addition of a small second floor deck for the street-facing front unit. Staff shared the original approved plans and explained that planning had no objections to the request. The Boardmembers were in unanimous agreement that the proposed deck revision was an improvement and could be supported as presented.
- 5) Beach Neighborhood Street Improvement Colors: Boardmember Reginato inquired about the reasoning behind the variety of concrete colors being used in the Beach Neighborhood street

Exhibit C
Colors and Materials

Sobesky-Mathers Residence Exterior Alterations
Final ARB Review
March 3, 2022



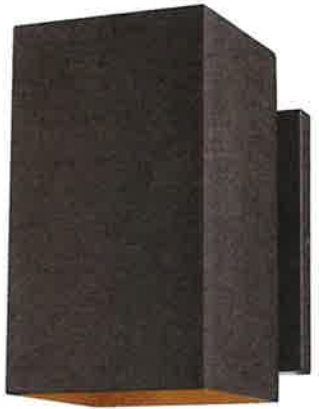
OWENS-CORNING
TRUDEFINITION DURATION COOL
ROOF- MYSTIC GRAY



DOOR AND WINDOW FRAMES:
FLEETWOOD ANODIZED
ALUMINUM: DARK BRONZE



STUCCO: LAHABRA SILVER GRAY



Features

- Lighting Type** Outdoor Armed Sconce
- Power Source** Hardwired
- Dry, Damp or Wet Location Listed** Wet
- What is Dry, Damp or Wet Location Listed** This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
- Voltage** 120 Volt
- Fixture Shape** Square / Rectangle
- Integrated LED** No
- Bulb Not Included But Required** Yes
- Recommended Bulb Shape Code** BR30
- Bulb Base** E26/Medium (Standard)
- Number of Bulbs** 1
- Fixture Material** Metal
- Metal Type** Aluminum
- Rust Resistant** Yes
- Dimmable** Yes
- Motion Sensor** No
- Dusk to Dawn** No
- Light Direction** Down
- Product Care** This product is safety listed for wet locations.
- Bottom Opening** Yes
- Supplier Intended and Approved Use** Residential Use; Non Residential Use
- Maximum Wattage (per bulb)** 65 Watt
- Country of Origin - Additional Details** China
- Shade Included** Yes
- Shade Material** Aluminum
- Backplate Included** Yes

Specifications

- Dark Sky Compliant** Yes
- Title 24 Compliant** Yes

- 9" H x 5" W x 5" D Size**
- Overall Product Weight** 2.75 lb.
- Overall** 9" H x 5" W x 5" D
- Body** 9" H x 5" W
- Back Plate** 7" H x 5" W x 2.75" D

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein

ROLL CALL

Boardmembers present: Brad Stein, Chair
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson
Amy Blakemore (arrived at 5:41 p.m.)

Boardmembers absent:

OTHERS PRESENT: 6 members of the public were in attendance.

PUBLIC COMMENT:

- Bob Franco addressed the ARB over concerns about sea level rise impacts and the need to make Bluffs 0 and Bluffs 1 available as future receiver sites for housing displaced by future sea level rise impacts in a managed retreat scenario. He shared a news article from the Associated Press about the challenges faced by a Welsh village threatened by sea level rise. He noted Bluffs 0 may not be viable right away due to decommissioning work and any needed contamination clean-up; with respect to the Bluffs 1 site, he noted that the recently submitted concept application for “The Farm” development would preclude use of the site for residential development, if approved by the City.

PROJECT REVIEW

- 1) Project: Siegel Residence Addition, 21-2106-DP/CDP
Address: 4755 Fourth Street
Applicant: Russell James Werth, agent for Timothy and Anissa Siegel
Planner: Syndi Souter

Request of Russell James Werth, agent for Timothy and Anissa Siegel, to consider Project 21-2106-DP/CDP for preliminary review of a proposal to construct a 535 square-foot two-story master suite and bedroom addition at the rear of the existing 868 square-foot residence. An existing 62 square-foot laundry room would be demolished as part of the project. The maximum building height would increase from 17-feet to 26-feet at the highest point. The property is a 3,164 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-007, addressed as 4755 Fourth Street.

No ex parte communications were disclosed.

Staff presented an overview of the proposed project and described to the Board that the existing residence is surrounded on three sides by two-story structures. Staff further explained that the existing front hedge and fencing were not permitted, and the existing residence is legal non-conforming with respect to the front and western side yard setbacks. Staff clarified that the proposed addition complies with the currently required setbacks. Boardmember Johnson inquired about the level of review for the project, and staff responded that the project was on the agenda for preliminary review with recommendations to the Planning Commission.

Russell Werth, designer, shared that they would be happy to remove the hedge and chain-link fence, and understood about eliminating the proposed bathroom window that was too close to the property line to meet building code requirements. Boardmember Johnson asked about the reason for the high 10-foot plate heights in the kitchen, and Mr. Werth responded that they wanted to create more space within a small house.

Tim Siegel, applicant, added that the purpose of the gate was to keep his dogs in their yard.

Public Comment: None

Boardmember Discussion:

Boardmember Rodriguez began the discussion by thanking the designer and applicant for their willingness to remove the hedge and fence. He stated that anything would be better than what is there now, and suggested white picket fencing similar to the surrounding homes. He went on to suggest adding shutters to the windows on all sides of the residence and addition to match the front windows, and to add a window in the stairwell to break up the west elevation. He commented that overall, he liked the addition.

Boardmember Reginato agreed with Boardmember Rodriguez's comments, and added that the proposed second-story window on the east elevation should be centered under the gable with shutters. He supported the removal of the existing fence and hedge, and supported a replacement with an upgraded fence and landscaping. He shared his support for approval of the project with his comments.

Boardmember Blakemore agreed with the other Boardmembers' comments about the hedge, fence, and shutters.

Boardmember Johnson liked Boardmember Reginato's idea for symmetry by centering the proposed second-story window on the east elevation, and supported the idea of adding more shutters. He pointed out the roof plan did not include the rear gable as shown on the elevations. He suggested lowering the plate height in the kitchen by 1-foot in order to lower the overall height of the addition. He stated that the massing is compatible and that the proposed colors and materials to match the existing are acceptable.

Boardmember Stein stated that it is a cute little house and that he agreed with the other Boardmembers' comments about moving the second-story window and adding the shutters. He shared that he was glad to hear from the applicant about the fence and hedge being removed.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Planning Commission with their comments attached.

VOTE: 5-0

- 2) Project: Sobesky-Mathers Residence Exterior Alterations, 21-2127-CDP/ARB
Address: 5353 Eighth Street
Applicant: Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers
Planner: Syndi Souter

Request of Eva Sobesky, EIS Studio, agent for Eva Sobesky and Todd Mathers, to consider Project 21-2127-CDP/ARB for preliminary and final review of a proposal for exterior improvements and alterations to an existing two-story single-family residence. The proposed alterations include the construction of a new 204 square-foot front porch trellis; construction of a new 114 square-foot second-floor balcony; installation of new doors, windows, and skylights; a re-roof; and refinishing the exterior of the residence and site walls with smooth stucco. The property is a 6,250 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-331-002, addressed as 5353 Eighth Street.

Boardmember Reginato recused himself from participation due to a potential conflict of interest. He owns real property within 500 feet of the project location.

Under disclosure of ex parte communications, Boardmembers Stein and Rodriguez both disclosed that they had discussed privacy concerns with the westerly neighbor, Gary Campopiano.

Staff presented the proposed project and explained that the proposed exterior alterations are Phase 2 of a two-part remodel project. Phase 1 of the project included interior alterations, for which a building permit had been issued. Staff shared pictures of the existing residence so the Board could see the changes that the proposed improvements would make to the aesthetics of the residence. Staff highlighted that the purpose of the project was to allow more sunlight into the residence and asked the Board to carefully review the potential privacy impacts associated with the proposed new second-story doors, windows, and balcony. During the presentation, several Boardmembers asked questions about the dimensions and location of the proposed balcony.

Boardmember Johnson asked where the neighbor who submitted a public comment letter was located in relation to the site. A discussion ensued regarding the locations of the site perimeter walls, wall heights, and materials. Boardmember Rodriguez asked about the landscaping along the western property line, and the photographs presented by the neighbor. He asked for clarification on the staff report regarding concerns about privacy impacts from the balcony, and staff responded that the staff report was written before the public comment letter and accompanying photographs were received, and that staff would like the Board's feedback on privacy impacts from the proposed balcony. Boardmember Johnson confirmed with staff that the roof and exterior walls of the residence would not be changing. Boardmember Stein asked for clarification of the purpose of the two phases for the project, and staff responded that the permit for the Phase 1 interior work had already been issued to get work started while Phase 2 went through ARB review for the exterior alterations.

The applicants, Eva Sobesky and Todd Mathers, addressed the Board. Ms. Sobesky explained to the Board that the existing residence had many much-needed repairs and leaks, and building code issues. The house is very dark and cold, and she wanted to create a warm, contemporary conventional residence and keep the landscaping. She was willing to plant additional landscaping to provide screening with the neighbor. The existing wall was proposed to remain. She felt that the balcony was justified and would allow fresh air and sunshine into the house. Mr. Mathers suggested that the existing bamboo could be extended along the property line for screening and privacy. He shared that with the Phase 1 work, they discovered the whole house needs to be replumbed and rewired, with numerous leaks and mold to be repaired.

Boardmember Stein asked what they were going to do with the site walls with bumps, and Ms. Sobesky responded that they would be removed and the wall re-plastered. Boardmember Johnson

asked about the columns for the balcony supports, and she responded that they were rotten and would need to be replaced. He requested a detail for the replacement posts, and asked about the proposed window materials. Ms. Sobesky responded that the windows would be aluminum in a light bronze color. Ms. Sobesky asked about the maximum fence/wall heights and suggested they could add some large plants for a fast-growing screen.

Public Comment:

Gary Campopiano spoke at the meeting about his concerns with the proposed balcony with doors and windows since it would look directly into two of his bedrooms and a bathroom. He shared that some Macadamia trees have been planted on his property, but they are not all doing well. He stressed the need for better screening with additional landscaping, and that the avocado tree on the project site was very old and not very lush anymore. He shared his concern about eye problems from the dust that could be generated by the removal of the “hump and bump” stucco finish, and requested dust mitigation. He clarified that the wall between the properties is at least 5’-8”, and that it drops down lower at the front by Eighth Street. The Board asked where his bedroom and bathroom windows were located relative to the proposed balcony, and he showed the Board the locations on the aerial photo. He also submitted a public comment letter ahead of the meeting citing the same concerns. A copy of the letter is on file with the Community Development Department.

Boardmember Discussion:

Boardmember Stein started the discussion talking about the age of the avocado tree. Ms. Sobesky shared that she has had an arborist come out to look at the tree, and it is definitely at least 70 years old and nearing the end of its life and will likely need to be removed soon.

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Boardmembers Johnson and Blakemore questioned why the header for the northern window on the east elevation was a foot lower than the other two proposed windows, and made the suggestion that the header should be raised to match the other windows.

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Boardmember Johnson added that a 6-foot-wide deck would not likely become a party deck given the small size.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Rodriguez, to recommend preliminary approval to the Community Development Director with their comments attached.

VOTE: 4-0 (Reginato recused)

OTHER BUSINESS: None

CONSENT CALENDAR:

3) Action Minutes of the Architectural Review Board Meeting of November 30, 2021

ACTION: Motion by Boardmember Rodriguez, seconded by Boardmember Johnson, to approve the Minutes as presented.

VOTE: 4-0-1 (Stein abstain)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

- 4) Sanctuary Beach Deck Revision: Staff presented proposed plans for the addition of a small second floor deck for the street-facing front unit. Staff shared the original approved plans and explained that planning had no objections to the request. The Boardmembers were in unanimous agreement that the proposed deck revision was an improvement and could be supported as presented.
- 5) Beach Neighborhood Street Improvement Colors: Boardmember Reginato inquired about the reasoning behind the variety of concrete colors being used in the Beach Neighborhood street

improvements. Staff agreed to forward this inquiry along to the Public Works Department for more information.

ADJOURNMENT

Chair Stein adjourned the meeting at 7:30 p.m. to the next regularly scheduled meeting to be held at 5:30 pm on Thursday, January 13, 2022. All Boardmembers present indicated they expected to be present.

Chair, Architectural Review Board

ATTEST:

Secretary, Architectural Review Board