



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 7, 2005 David Gebhard Public Meeting Room: 630 Garden Street 3:00 P.M.

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Present, out at 6:25p.m.
 DERRIK EICHELBERGER, Present
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present, out at 6:25p.m.
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present
 DAVE SULLIVAN, Planning Technician I, Present
 DEBBIE BUSH, Recording Secretary, Absent

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<p><u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street)</p> <p><u>Photographs</u> - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board.</p> <p><u>Plans</u> - three sets of folded plans are required at the time of submittal & each time plans are revised.</p> <p><u>Vicinity Map and Project Tabulations</u> - (Include on first drawing)</p> <p><u>Site Plan</u> - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing & proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Rough sketches</u> are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.</p>
PRELIMINARY REVIEW	Required	<p>Same as above with the following additions:</p> <p><u>Plans</u> - floor, roof, etc.</p> <p><u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial & multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p>Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.</p>
FINAL & CONSENT	Required	<p>Same as above with the following additions:</p> <p><u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans.</p> <p><u>Cut Sheets</u> - exterior light fixtures and accessories where applicable.</p> <p><u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc.</p> <p><u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.</p>

** All approvals made by the Architectural Board of Review (ABR) are based on compliance with Municipal Code Chapter 22.68 and with adopted ABR guidelines. Some agenda items have received a mailed notice and are subject to a public hearing.

- ** The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes.
- ** The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones on item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following ABR agenda. In order to reschedule the item for review, the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) and submit appropriate plans.
- ** The Board may grant an approval for any project scheduled on the agenda if sufficient information has been provided and no other discretionary review is required. Substitution of plans is not allowed, if revised plans differing from the submittal sets are brought to the meeting, motions for preliminary or final approval will be contingent upon staff review for code compliance.
- ** Preliminary and Final Architectural Board of Review approval is valid for one year from the date of the approval unless a time extension or Building Permit has been granted.
- ** The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- ** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (805) 564-5470. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.
- ** **Many of the items before the Board may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Said appeal must be in writing and must be filed with the City Clerk at City Hall within ten (10) calendar days of the meeting at which the Board took action or rendered its decision. The scope of this project may be modified under further review.**
- ** **AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. in the City Clerk's office, at the Central Library, and www.SantaBarbaraCa.gov If you have any questions or wish to review the plans, please contact David Sullivan at (805) 564-5470 between the hours of 8:30 a.m. to noon and 1:00 p.m. to 4:00 p.m., Monday through Friday.**

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. Applicants are encouraged to consult with Land Use Controls or Planning Staff to verify requirements for their specific projects.

Unlicensed persons are limited to the preparation of plans for:

- Single or multiple family dwellings not to exceed four (4) units per lot, of wood frame construction, and not more than two stories and basement in height;
- Non-structural changes to storefronts; and,
- Landscaping for single-family dwellings, or projects consisting solely of landscaping of not more than 5,000 square feet.

NOTICE:

1. That on February 3, 2005 at 4:00 p.m., this Agenda was duly posted on the Community Development bulletin board, in the office of the City Clerk, and on the bulletin board on the outside of City Hall.
2. This regular meeting of the Architectural Board of Review will be broadcast live and rebroadcast in its entirety on Wednesday at 9:00 a.m. on Channel 18.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Architectural Board of Review for up to two minutes on any subject within their jurisdiction that is not scheduled for a public discussion before the Board on that day. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

No public comment.

B. Approval of the minutes of the Architectural Board of Review meeting of January 31, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 31, 2005, with corrections.

Action: Manson-Hing/Christoff, 5/0/0.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of Item B, which was reviewed by Randy Mudge.

Action: LeCron/Christoff, 6/0/0.

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

1. Mr. Sullivan announced the following changes to the agenda:

- a) Item B of the Consent Calendar will be tabled

Motion: Table Item B of the Consent Calendar.

Action: LeCron/Christoff, 5/0/0.

2. Mr. Sullivan made the following announcements:

- a) Mark Wienke will be absent from tonight's meeting and Derrick Eichelberger will be arriving late.
- b) Tonight's meeting must adjourn to a Special Meeting of the Airport 101 on February 9, 2005, from 3:00 p.m. to 7:00 p.m.
- c) The ABR meeting scheduled for Tuesday, February 22, 2005, will be a short meeting which will adjourn at 6:00 p.m.

3. Stephanie Christoff announced she would be leaving early.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

Christopher Manson-Hing reported that the building at 1177 Harbor Hills Drive has extensive glass guard rails. He also reported that the building at 1248 San Miguel Avenue has new wood fencing above three-foot high within the front yard setback.

CONCEPT REVIEW - CONTINUED ITEM1. **518 GARDEN ST**

C-M Zone

Assessor's Parcel Number: 031-211-028
 Application Number: MST1999-00916
 Owner: Planned Parenthood
 Architect: Peter Ehlen

(Proposal for a 2,200 square foot addition to the existing building that consists of enclosing an outside patio area. This parcel currently contains 25 parking spaces, with one accessible space. Also proposed is the construction of anew 7,150 square foot office building on the same parcel as the existing building. Parking for the additional office space would be provided on an adjacent parcel with access from Haley Street (321 E. Haley - APN031-211-029). A 4,800 square foot mixed-use building, of which 3,785 square feet is commercial and the second story consists of a single-family residence, would be demolished to make way for 20 of the 30 parking spaces proposed.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, DEVELOPMENT PLAN APPROVAL FINDINGS, AND PLANNING COMMISSION APPROVAL.)

(3:20)

Peter Ehlen, Architect, present.

Motion: Continued indefinitely to the Planning Commission with the following comments:
 1) The applicant has addressed the following issues: a) making the project "street friendly" to Haley Street and; b) a pedestrian aspect to the south elevation. 2) The Board finds the site layout and the design of the building acceptable.

Action: Christoff/Bartlett, 5/0/0.

FINAL REVIEW**2. 1221 CHINO ST**

R-2 Zone

Assessor's Parcel Number: 039-141-010
 Application Number: MST2003-00858
 Applicant: Pat Strum
 Owner: Clint Lefler
 Architect: Peter Ehlen

(Proposal to convert an existing duplex into two condominium units by elevating, relocating and constructing a new unit underneath. The existing two-car garage will be demolished and replaced with a new unit. A total of four condominiums with seven covered and two uncovered parking spaces are proposed. Planning Commission approval of the Tentative Subdivision Map is required.)

(Final review of the project is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 047-04.)

(3:35)

Peter Ehlen, Architect; Joe Stuart, Agent; and Pat Strum, Owner, present.

Motion: Final Approval of the project and a two-week continuance to the Consent Calendar with the following comments and conditions: 1) The Board appreciates the enhanced detailing and the change to the shingled base from the previously proposed vertical board and batten siding. 2) The Board is in favor of the proposed colors. 3) The windows shall be a traditional vinyl with the thicker mullions, as indicated on the submittal. 4) The project appears to comply with the Planning Commission conditions of approval. 5) Return to the Consent Calendar for lighting details.

Action: Bartlett/Mudge, 3/2/1. Pierron and LeCron opposed. Christoff abstained.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**3. 604 E ORTEGA ST**

P-R Zone

Assessor's Parcel Number: 031-172-002
 Application Number: MST2005-00038
 Owner: City of Santa Barbara
 Applicant: Billy Goodnick
 Architect: Flowers & Associates

(Proposal for the Ortega Park Improvement Project which consists of removing an abandoned road, constructing a bike path, expanding turf onto a former street, regarding & replanting turf, replacing the irrigation system, removing outfield light poles, removing and replacing five trees, extending the Cota sidewalk and creating an entrance to the school parking lot.)

(3:52)

Billy Goodnick, City of Santa Barbara Landscape Architect, present.

Motion: Final Approval of the grading and the site work as submitted and a two-week continuance to the Consent Calendar with the following conditions: 1) Return with a landscape plan. 2) The Engineering Department shall study the transition from the bike path to the concrete apron for consistency.

Action: Manson-Hing/LeCron, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. LA VISTA DEL OCEANO ROAD EXTENSION**

E-1 Zone

Assessor's Parcel Number: 035-180-085

Application Number: MST1999-00714

Owner: Sidney & Pamela Macofsky

Owner: David & Jane Geyer

Owner: Eugene & Patricia Bucciarelli

Agent: Tom Meaney, Bob Goda, Don Weaver

(Proposal for approximately 4,000 cubic yards of grading and improvements to provide access to and create building pads for three new residences on three vacant lots located in the Hillside Design District. The three lots front on an unimproved section of La Vista Del Oceano and the proposed access is a common driveway. The proposal also includes 1,600 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(Twelfth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(4:15)

David Geyer, Project Manager; Bob Goda, Agent; Kirk Gradin, Architect; Gene Schecter, Owner, and David Black, Landscape Architect, present.

Public comment opened at 4:25 p.m.

Ilan Levy, neighbor, expressed his concern regarding the additional driveway, the excessive paving, and the possibility of future building on the properties that could obscure private views. Mr. Levy also stated that the project will result in a raised elevation of the road due to the amount of fill and that the project will result in excessive construction and is destructive to the natural landscape.

Public comment closed at 4:30 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the overall concept of the grading, roadway extension, and retaining walls acceptable. 2) The Board has concerns regarding the height of the retaining walls at the proposed guest parking area at 1575 La Vista Del Oceano Drive, and would like to see the retaining walls reduced to 8' maximum and 6' average. 3) The Board understands that all of the retaining walls will be faced with a high quality sandstone material and that is an important and necessary component of the walls being acceptable. 4) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowable by the Fire Department, organized in a manner so as not to obstruct views. 5) The Board understands that the guardrail as proposed is required and the landscaper is to study ways to help mitigate its view from the down slope. 6) The Board looks forward to the applicant's study to reduce the retaining walls for the guest parking space at 1575 La Vista Del Oceano Drive. Suggestions include: a) roll the curb. b) re-introduce the location of the parking space into the right-of-way. c) introduce decorative wrought iron for the guardrail.

Action: Bartlett/LeCron, 6/0/0.

5. 1575 LA VISTA DEL OCEANO DR

E-1 Zone

Assessor's Parcel Number: 035-170-023
 Application Number: MST2003-00652
 Agent: Bob Goda
 Owner: Gene Schecter
 Architect: Kirk Gradin
 Engineer: Penfield & Smith Engineers

(Proposal to construct a 2,400 square foot, three-story residence with an attached 400 square foot, two-car garage, on a 7,282 square foot, vacant parcel in the Hillside Design District. Modifications are requested for an encroachment into the two required front-yard setbacks, and to allow the required open yard to be located in the front yard.)

(Twelfth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(5:00)

Bob Goda, agent; Kirk Gradin, Architect; David Black, Landscape Architect; Gene Schecter, Owner, present.

Motion: Continued three weeks with the following comments: 1) The Board is concerned with the significant retaining walls required for the guest parking. 2) Restudy alternate solutions with the Transportation Staff to eliminate or reduce the amount of required walls. The Board requests Transportation Staff's presence at the next meeting. 3) The Board finds the size, bulk and scale acceptable, with the understanding that the fixed elevation of the finished garage floor is driving the plate heights below. Study opportunities to reduce the garage height and a reduction of the finished floors to help reduce the apparent down slope mass of the house. 3) Study ways to introduce pockets of landscaping and trees in the patio. 4) The Board does not support the bridge for the driveway, but would rather see a stone base to help ground the architecture. 5) The Board has no concerns with the added square footage under the driveway since it does not increase the visual mass of the project.

Action : LeCron/Bartlett, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 422 SANTA FE PL**

E-1 Zone

Assessor's Parcel Number: 035-191-001
 Application Number: MST2003-00620
 Owner: King Heirs, LLC and The Mesa at Santa Barbara, LLC
 Agent: L&P Consultants
 Architect: Zehran and Associates

(The project site is 2.66 acres in size and located in the Alta Mesa Neighborhood of the City, which is accessed from Santa Fe Place. This site is part of the Rogers Tract subdivision, which was created by a series of deed conveyances that began in 1929 and was completed in the late 1950s. On June 7, 1979, Planning Commission deemed this subdivision illegal and all undeveloped lots and property owners within this subdivision received Notices of Violation, which were recorded in the official Record. In effort to remedy these violations, the proposed project involves merging and reverting 17 of the Rogers Tract lots into a 2.66-acre lot and then re-subdividing for 14 residential condominiums. Six of the proposed units are proposed to be affordable and eight are proposed to be at market rate.)

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL, AND MODIFICATIONS.)

(5:35)

David Van Hoy, Architect; Brent Daniels, Agent; Mark Lloyd, Agent; and Jessica Grant, Associate Planner, present.

Staff Comments: Jessica Grant, Associate Planner stated that the project consists of 14 condominiums, seven of them which will be used for affordable income. The project was approved at the Planning Commission on November 18, 2004. The Planning Commission has been concerned with the proposed architecture, and would like the ABR to look for ways to simplify the proposed architecture to be more compatible with the examples of architecture within the lower Mesa neighborhood. The Planning Commission would like the ABR to restudy ways to lower the plate heights. The project is returning to City Council for a proposed rezone of the property from E-1, Single Family to The R-2 zone.

Motion: Continued indefinitely with the following comments: 1) The Board would like to see a Planning Commission Representative who attended the Planning Commission review to be present when the applicant returns. 2) It seems that the simplification direction from the Planning Commission may have been somewhat misunderstood. 3) The Board appreciates the intention to simplify, but finds that the current design is too homogenous. 4) There is too much consistency of window to wall ratio and too much redundancy and loss of charm both for any given building and a loss of variety between the buildings. 5) The inter units need more diversity. 6) There are three adjacent identical plans and there needs to be variations amongst the buildings. It is suggested to create hierarchy fenestration amongst the units. 7) Reduce some plate heights to 8' and study a variation in plate heights to create a variation of form. 8) The Board is concerned with the east elevation and the gable end of the 1112 unit, as it is over scaled, and apparent that the form is repeated. 9) The Board is concerned with the "duplex-looking" units with a shift along the party walls. 10) Strengthen or differentiate the identity of the single family units to look more similar to the Mesa single family homes. 11) The Board is concerned with the pedestrian entry courtyards and the loss of landscaping between the buildings. 12) Reintroduce the single carriage doors at the garages. 13) The prior design had significantly more stepping in the mass of the architecture. 14) Upon return, provide a composite elevation. 15) The individual building size needs to adhere to the Hillside Design Guidelines "Step Design."

Action: Bartlett/LeCron, 6/0/0.

PRELIMINARY REVIEW**7. 415 W DE LA GUERRA ST**

R-4 Zone

Assessor's Parcel Number: 037-071-004
Application Number: MST2004-00613
Owner: Montano & Mary Santillanes
Applicant: Michael Santillanes
Architect: Ron Sorgman

(Proposal to demolish an existing one-story 1,647 square foot single family residence and a detached 400 square foot garage to construct a three-story 2,852 square foot duplex with two 420 square foot attached two-car garages on a 5,000 square foot lot.)

(6:27)

Ron Sorgman, Architect, present.

Public Comment: Gary appreciates the decrease in mass bulk and scale; however he is concerned with the front elevation massing. All in all, he is now in favor of the project.

Motion: Preliminary Approval and return to the Consent Calendar for Final Approval with the following conditions: 1) Study reducing the tall two-story attic form by reducing the plate height and/or introduction of a widow's walk. 2) Upgrade details especially of the front elevation. The Board is looking for traditional Victorian details. 3) Provide landscape at the main vehicular corridor and work on screening the edges of the building with hedges and vines.

Action: LeCron/Manson-Hing, 5/0/0.

THE BOARD RECESSED FROM 6:43 P.M. UNTIL 7:00P.M.**PRELIMINARY REVIEW****8. 812 LARGURA PL**

A-1 Zone

Assessor's Parcel Number: 029-110-034
Application Number: MST2004-00783
Owner: Olga Fische Bastiaannet Paula Trust, 11/5/91
Applicant: Armando Arias

(This is a renote of the project heard 11/29/04. Proposal to construct a 567 square foot lower level, add 472 square feet to the second floor and add a 331 square foot third floor to an existing two story 1,584 square foot single family residence. Proposal will also include interior remodel. The project will result in a multi-level 2,954 square foot single-family residence on a .42 acre lot located in the Hillside Design District.)

(Second Concept Review. Preliminary approval is requested.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(7:00)

Armando Arias, Applicant, and Bob McCalley, present.

Public comment opened at 7:19 p.m.

Tony Fisher, representative for Mr. and Mrs. Cahill stated that he submitted to the ABR a letter and exhibits referencing concerns and the history of the property. He also stated that the the plans as substituted were different than the plans submitted to staff and are not accurate. He does not believe that the size, bulk and height are accurate and the project exceeds the 30-foot height limit.

He stated concerns regarding the need to review a geological report and for the ABR to review the original plans and architecture of the house. Mr. Fisher indicated the the original building footprint was limited as part of a modification approval granted in 1973. Mr. Fisher would like the Board to conduct a site visit and to require story poles.

Linda Cahill stated that she and her family have lived next door to the proposed project for 30 years. Privacy, property usage and views have always been respected. The proposed project will destroy privacy. Mrs. Cahill would like the Board to conduct a site visit.

Mike Cahill stated that he has lived in his residence for 30 years. He doesn't feel that the applicant has followed the City's Good Neighbor Policy. He has tried to meet with the neighbors and architect, but has not been successful in doing so. He stated that the progressive loss of erosion of the bank and spillage from the properties will create a problem and would like the Board to conduct a site visit. He also objects to the size and location of the chimney.

Gerald Pigeon stated that he is concerned that the project needs some renovation and that he is concerned with the height of the chimney. Mrs.Pigeon asked for story poles to be placed at the site.

Carol Pigeon stated that she is concerned with the height of the chimney and is concerned because it is in a high fire area.

Public comment closed at 7:29 p.m.

Motion: Continued indefinitely with the following comments: 1) The size, bulk and scale and the articulation on the steep slope is too aggressive. 2) Some Board members find that a radical reduction of the structure is necessary and others find a modest reduction in the program would be sufficient to be acceptable in the size, bulk and scale. 3) There should be a stronger sensitivity to the Hillside Design District Guidelines and stepping some of the architecture into the hillside more successfully. 4) The chimney could be integrated more strongly into the architecture. 5) Reduce the height of the understory. 6) The Board appreciates the architectre and is supportive of it's style and composition; especially as seen from the cul-de-sac. 7) Provide clear documentation of the elevations on the topography plans. 8) Extend the footprints of the neighbor's house to show the relationship between the two decks. 9) Call out the finished and actual floor elevations and provide a site section of the building.

Action: Eichelberger/Manson-Hing, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**9. 716 JUANITA AVE**

E-1 Zone

Assessor's Parcel Number: 035-102-012
Application Number: MST2005-00015
Owner: Devon and Kelly Lazarus
Applicant: Joaquin Ornelas

(Proposal to construct a 139 square foot addition to an existing one-story 1,389 square foot single family residence and remodel the main entry, two bedrooms, dining room and master bathroom. Proposal will also include a new roof over the garage and a portion of the existing residence. The project will result in a 1,528 single family residence with an attached 415 square foot garage on an 11,767 square foot lot located in the Hillside Design District. A Zoning Modification is requested for the new roof structure to encroach into the required front yard setback.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND A MODIFICATION.)

(7:56)

Joaquin Orneal, Applicant and Devon and Kelly Lazarus, Owners, present.

Motion: Continued indefinitely with the following comments: 1) The proposed addition is modest and the Board is supportive of the modification to encroach into the front yard. 2) Study a slightly different roof configuration that would eliminate the shed roof component and explore the option of a raised roof with a light monitor effect. 3) Provide definition of the proposed exterior colors.

Action: Bartlett/Manson-Hing, 5/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**10. 2528 ORELLA ST**

R-3 Zone

Assessor's Parcel Number: 025-022-022
Application Number: MST2004-00760
Owner: Laird and Lenis Riffle
Applicant: Eric Swenumson

(Proposal to demolish a 314 square foot garage and construct a two-story 899 square foot residential unit, a two-story one 102 square foot residential unit, an attached 444 square foot two car garage, an attached 205 square foot one car garage and an attached 402 square foot two car garage on a 6,440 square foot lot with an existing one-story 945 square foot residential unit. The project will result in three residential units totaling 2,946 square feet with five covered parking spaces.)

(8:15)

Stan Riffle, Architect and Eric Swenumson, Applicant, present.

Motion: Continued indefinitely with the following comments: 1) The Board finds the mass, bulk and scale is acceptable. 2) Restudy the proposal with the garage and access from Orella Street. 3) Restudy the garage to make it smaller or more architecturally detailed for the neighborhood. 4) The residence facing Orella Street should have a significant entry presence that is compatible with the neighborhood. 5) Consider tandem parking for the existing residence and present a one car garage frontage to the street. 6) The Board is supportive of the modification if it is supportive by the Transportation Dept.

Action: Eichelberger/Manson-Hing, 3/2/0. Pierron, Le-Cron opposed.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 2443 CALLE LINARES** E-1 Zone

Assessor's Parcel Number: 041-411-012
Application Number: MST2002-00780
Owner: Philip and Jeanette Condon, Trustees
Architect: Bryan Murphy

(Proposal to construct an 85 square foot second-story addition under an existing roofed area, two decks, ground-floor terraced areas, a trash enclosure, concrete stairs, and a retaining wall. Also proposed is the replacement of existing exterior wooden stairs with concrete stairs. The 18,119 square foot lot is currently developed with a 2,659 square foot two-story house with an attached garage. A modification is requested to allow the trash enclosure to be located in the required interior setback.)

(Review After Final for Alterations at South Elevation including relocating exterior stairs, adding planters, adding a door and the addition of terraced block walls.)

Final Approval of the Review After Final changes as submitted.

REVIEW AFTER FINAL**B. 3349 CLIFF DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-014
Application Number: MST2002-00818
Owner: James Gerlach
Architect: Robert Foley

(Proposal to construct a 2,829 square foot two-story addition to an existing 2,123 square foot single-family residence with an attached two-car garage on a 67,853 square foot lot in the Hillside Design District and the Appealable Jurisdiction of the Coastal Zone. The applicant responded to the Commission's direction by reducing the size of the accessory space from 365 square feet to 282 square feet, reducing the size of the new garage from 839 square feet to 807 square feet, lowering the garage height by four feet and eliminating the fireplace in the accessory space. The applicant has revised the project to include an in-ground space and fence improvements along the east property line. Planning Commission approval for a Coastal Development Permit and a modification for the size of the garage are required.)

(Review After Final for landscaping changes)

Referred to Full Board for the Review After Final landscaping changes.

CONTINUED ITEM**C. 2818 VALENCIA DR** E-3 Zone

Assessor's Parcel Number: 053-291-027
Application Number: MST2003-00587
Owner: Steven Long and Daniel Straub
Architect: Joaquin Ornelas, Jr.

(Proposal for an 800 square foot, second-floor addition and a 217 square foot, first-floor addition, to an existing 836 square foot residence on a 6,111 square foot lot, in the Mission Area Special Design District. The proposal includes the construction of an attached 493 square foot, two-car garage addition.)

(Project referred by the Full Board for Review After Final changes.)

Continued indefinitely to the Consent Calendar with the following comments: 1) The elements which must be reintroduced back into the design are trim around the windows, gable end wood siding, and wood corbels. The gable end on the south elevation, the dormer window above the garage or similar element should be reintroduced.

FINAL REVIEW**D. 6 SANTA CRUZ BLVD**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-185-001
Application Number: MST2004-00551
Owner: Gaon Family Trust
Contractor: Ron Dale & Sons Construction

(Proposal to construct a 771 square foot first and second story addition to an existing one-story 1,315 square foot single family residence and add 200 square feet to an attached 220 square foot garage on a 7,389 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. The project will result in a two-story 2,487 square foot single family residence with an attached 420 square foot two-car garage.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 005-05.)

Final Approval of the project as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

CONTINUED ITEM**E. 2410 FLETCHER AVE**

C-O Zone

Assessor's Parcel Number: 025-052-022
Application Number: MST2004-00866
Owner: Santa Barbara Cottage Hospital
Applicant: Kristin Story
Architect: Phillips, Metsch, Sweeney & Moore

(Proposal to install a 160 square foot temporary office trailer, a 357 square foot temporary mobile trailer, and a 408 square foot temporary mobile trailer with three permanent concrete foundations and underground utilities to support the trailers. The existing building on site will be vacant at the time therefore not requiring parking spaces. There are eleven parking spaces provided on site. Parking will be restored back to the existing configuration once trailers are removed from the site.)

Final Approval of the project as noted on Sheet A1.1.

NEW ITEM**F. 918 FELLOWSHIP RD**

E-1 Zone

Assessor's Parcel Number: 041-176-024
Application Number: MST2004-00874
Owner: Vivian Davis Heath, Trustee
Owner: Irene Kokatay
Architect: Dwight Gregory

(Conversion of under story to habitable space.)

(Modification approved on January 12, 2005.)

Final Approval of the project as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

NEW ITEM**G. 1354 MANITOU RD**

E-1 Zone

Assessor's Parcel Number: 049-210-016
Application Number: MST2005-00041
Designer: Kevin O'Reilly
Owner: Michael and Martha Carey Lee

(Proposal to demolish a 14 square foot bay window, construct a 64 square foot addition and a new entry porch.)

Final Approval of the project as noted on sheet 3 with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code.

**MEETING ADJOURNED TO THE AIRPORT HEARING (SPECIAL MEETING) OF THE
AIRPORT 101 ON FEBRUARY 9, 2005 FROM 3:00-7:00 P.M., AT 8:45 P.M.**