



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 28, 2005 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present, out at 7:27p.m., back at 7:52p.m.
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present
 JAMES LECRON, Absent
 CHRISTOPHER MANSON-HING, Absent
 RANDY MUDGE, Present, out at 6:05p.m., back at 7:27p.m.
 MARK WIENKE, Present

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present, out at 3:35p.m., back at 6:05p.m., out at 7:27p.m.
 DAVID SULLIVAN, Planning Technician I, Present
 DEBBIE BUSH, Recording Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	<u>Master Application & Submittal Fee</u> - (Location: 630 Garden Street) <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. <u>Plans</u> - three sets of <u>folded</u> plans are required at the time of submittal & each time plans are revised. <u>Vicinity Map and Project Tabulations</u> - (Include on first drawing) <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. <u>Exterior elevations</u> - showing existing & proposed grading where applicable.
	Suggested	<u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <u>Plans</u> - floor, roof, etc. <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.
PRELIMINARY REVIEW	Required	Same as above with the following additions: <u>Plans</u> - floor, roof, etc. <u>Site Sections</u> - showing the relationship of the proposed building & grading where applicable. <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.
	Suggested	<u>Color & Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for preliminary approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: <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. <u>Cut Sheets</u> - exterior light fixtures and accessories where applicable. <u>Exterior Details</u> - windows, doors, eaves, railings, chimney caps, flashing, etc. <u>Final Landscape Plans</u> - landscape construction documents including planting & irrigation plan. <u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, & plumbing where applicable.

- ** 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 March 24, 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 March 21, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 21, 2005, with corrections.

Action: Eichelberger/Mudge, 4/0/1. Wienke abstained. LeCron, Christoff, Manson-Hing absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Bruce Bartlett with the exception of landscaping Items reviewed by Randy Mudge.

Action: Eichelberger/Wienke, 4/0/0. LeCron, Christoff, Manson-Hing absent.

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 11, 2528 Orella Street has been continued one week at the applicant's request.
- b) Item 12, 661 Las Alturas Road will be heard at 7:00p.m. instead of 7:20p.m.

Motion: Continue Item 11, 2528 Orella Street one week at the applicant's request.

Action: Bartlett/Wienke, 4/0/0.

2. Mr. Sullivan made the following announcements:
 - a) Christopher Manson-Hing would be absent from tonight's meeting.
 - b) Jim LeCron would be absent from tonight's meeting.
 - c) Stephanie Christoff would be absent from tonight's meeting.
3. Bruce Bartlett stated he would be stepping down for Items 9 and 10.
4. Randy Mudge stated he would be stepping down for Item 8.

E. Subcommittee Reports.

No subcommittee reports.

F. Possible Ordinance Violations.

No reported violations.

FINAL REVIEW

1. **ARROYO BURRO ESTUARY RESTORATION** P-R/SD-3 Zone
Assessor's Parcel Number: 047-140-003
Application Number: MST2003-00408
Owner: City of Santa Barbara
Applicant: George Johnson

(Proposal for the restoration of Arroyo Burro Estuary including the removal of a three hundred foot concrete culvert from Mesa Creek, expansion of the estuary by removal of soil and rock riprap, construction of an interpretive trail and a foot bridge, planting of native vegetation, and improvement of a fish passage under the Cliff Drive Bridge.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION
RESOLUTION NO. 022-04.)**

(3:34)

George Johnson, Creek Restoration Specialist; and John Gray, Consultant; present.

Motion: Final Approval of the project with the following conditions: 1) The plans shall reflect the exposed concrete to be Santa Barbara sandstone; buff colored concrete. 2) Sheet C-12 shall reflect maintaining the natural appearance to the slope, as reviewed by the Parks and Recreation Department. 3) Sheet C-12 shall indicate to naturalize and blend profiles of the creek section to convey a natural look.

Action: Bartlett/Wienke, 5/0/0. LeCron, Manson-Hing and Christoff absent.

REVIEW AFTER FINAL**2. 398 W MOUNTAIN DR**

A-1 Zone

Assessor's Parcel Number: 019-012-017
Application Number: MST2005-00073
Owner: Morgan & Nancy Delucia
Architect: Dawn Sherry

(Proposal to change a previously approved garage (MST2001-00780) and second story accessory space to eliminate the second story and construct only a 750 square foot single story garage on a lot located in the Hillside Design District.)

(Review after Final for changes consisting of a revised 642 square foot garage with one 16 ' by 8 ' door, wood fencing and a new wood trellis above.)

(3:48)

Dawn Sherry, Architect, present.

Public comment opened at 3:54p.m

Chuck McClure, spoke on behalf of Mr. and Mrs. Sanchez, neighbors. Mr. McClure stated that the fence should be more proportionate in its size, as it is a jagged and irregular fence. Mr. and Mrs. Sanchez are also concerned that there might not be a sufficient amount of landscape.

Public comment closed at 3:55p.m.

Motion: Continued indefinitely and back to the Consent Calendar with the following comments:
1) The scaled down garage is an improvement to the character of the project. 2) A single two car garage door is acceptable; providing the design matches the trim and framing of a two single carriage style doors. 3) It is understood that the garage door will be a custom, wood-plank door as noted on the plans. 4) As to the fence: a) The amount of fence is acceptable. b) Add wood-planking to the neighbor's side of the fence. c) Smooth out the top of the fence to be less jagged. 5) The colors are still to be reviewed.

Action: Wienke/Eichelberger, 5/0/0.

PRELIMINARY REVIEW**3. 51 VIA ALICIA**

E-1 Zone

Assessor's Parcel Number: 013-230-013
Application Number: MST2002-00713
Owner: Paul & Karen Kurth
Architect: William Araluce, A.I.A.

(Proposal to construct a 2,448 square foot two-story residential unit with an attached two-car garage and a tennis court on a one-acre lot located in the Hillside Design District. Planning Commission review is required due to the proposed 1, 525 cubic yards of grading outside the building envelope.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04.)

(4:04)

Items 3 and 4 were heard concurrently.

William Araluce, American Institute of Architecture, Isaac Romero, Architect; and Kathryn Dole, Landscape Architect; present.

Motion: Continued indefinitely with the following comments: 1) The Board understands the proposal will be a phased project, with the building to return as a separate item. 2) There are no apparent concerns with the driveway. The horseshoe turnaround will be abandoned. 3) Pending a landscape design, the previous comment regarding landscaping is carried forward from the prior motion as follows: Introduce significantly more skyline type trees between the two properties in the middle lawn areas and along the property line.

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

PRELIMINARY REVIEW

4. 49 VIA ALICIA

E-1 Zone

Assessor's Parcel Number: 013-230-012
Application Number: MST2002-00712
Owner: Paul & Karen Kurth
Architect: William Araluce, A.I.A.

(Proposal to demolish a 3,450 square foot residential unit and construct a 7,946 square foot two-story residential unit with an attached two-car garage on a one-acre lot located in the Hillside Design District. Planning Commission review is required because the dwelling exceeds 6,500 square feet and previous Planning Commission Resolution conditions. 866 cubic yards of grading is proposed outside the building envelope.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 034-04.)

(4:04)

Items 3 and 4 were heard concurrently.

William Araluce, American Institute of Architecture, Isaac Romero, Architect; Kathryn Dole, Landscape Architect; and Paul Kurth, Owner; present.

Motion: Preliminary Approval of the architecture and continued indefinitely with the following conditions: 1) The Board finds the additional curved forms to be acceptable. 2) Further anchor the gable forms to the ground. 3) The Board supports the dark color tones. 4) Implement a complete landscape plan. 5) Include landscape and skyline trees wherever possible as allowed by the Fire Department to help mitigate the roof line and frame views, particularly on the south side. The following comments are carried forward from the prior motion. 6) The Board feels additional skyline trees help carry the eye beyond the house to complete the apparent ridge line of the hill. 7) The spacing of the proposed trees should be tightened.

Action: Bartlett/Eichelberger, 4/1/0. Pierron opposed. LeCron, Manson-Hing and Christoff absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 336 N NOPAL ST**

M-1 Zone

Assessor's Parcel Number: 031-363-001
Application Number: MST2005-00117
Owner: Vincent E. & Judith A. Wood, Trustees
Architect: Vadim Hsu
Business Name: Airtrix
Contractor: Cortan Construction

(Proposal to construct a new 2,564 square foot, two-story commercial/industrial building for office and low-hazard industrial uses. Demolish existing 1,150 square foot industrial building. The project includes five uncovered and two covered parking spaces. This project as proposed requires Development Plan Approval.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL FINDINGS.)**(4:53)**

Vadim Hsu, Architect; and Vincent Wood, Owner; present.

Motion: Continued two weeks with the following comments: 1) The project is ready for Preliminary Approval. 2) Development Plan Approval Findings can be made when the project returns for Preliminary Approval. 3) The project is nicely conceived in its massing and scale. 4) The Board promotes implementation of wrought iron for the site wall. 5) The Board would support simplification of the materials. 6) Design and provide a gate for automobile access.

Action: Wienke/Mudge, 5/0/0.

CONCEPT REVIEW - CONTINUED ITEM**6. 1810 MISSION RIDGE RD**

A-1 Zone

Assessor's Parcel Number: 019-083-012
Application Number: MST2004-00815
Owner: Carol Lane Gordon
Applicant: Tom Smith

(Proposal to add 166 square feet to the first floor, 60 square feet to an existing attached 400 square foot garage, and anew second floor addition of 856 square feet to an existing single story 1,966 square foot single family residence. The project will result in a two-story 2,988 square foot single family residence with a 460 square foot attached garage located on a 28,488 square foot lot in the Hillside Design District. Proposal will also include the replacement of overhead power lines with underground power lines.)

(Second Concept Review.)**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)****(5:08)**

Tom Smith, Applicant; and Raymond Appleton; present.

- Motion: Preliminary Approval and continued indefinitely back to the Consent Calendar with the comment that the Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns for approval and with the condition that the applicant is to provide one or more trees to mitigate the garage wall to the north.
- Action: Mudge/Bartlett, 5/0/0. LeCron, Manson-Hing and Christoff absent.

CONCEPT REVIEW - CONTINUED ITEM

7. **56 LOMA MEDIA RD** E-1 Zone

Assessor's Parcel Number: 019-300-035
Application Number: MST2004-00650
Owner: Rosalie M. Sandro, Separate Property
Architect: Thompson-Naylor Architects

(Proposal to add 104 square feet to the upper level, 396 square feet to the middle level and a new 500 square foot lower level addition to an existing two story 1,245 square foot single family residence. Proposal will also include the conversion of an existing 411 square foot attached carport to a two car 371 square foot garage. The project will resulting a three story 2,245 square foot single family residence with an attached 371 square foot two car garage on an 11,677 square foot lot located in the Hillside Design District. A modification is requested to allow a front yard encroachment.)

(Second Concept Review.)

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

(5:21)

Dennis Thompson, Architect; Jim Hill, Owner; and Rosalie Sandro, Owner; present.

- Motion: Continued indefinitely with the following comments: 1) The project is ready for Preliminary Approval. 2) Push back the amount of first story deck. 3) The Board is comfortable with the small infill of square footage on the west side. 4) Study the scale and dimensions of the chimney elements. 5) The modification request for an encroachment into the front yard does not create any adverse visual impacts and creates a better pedestrian entry experience. 6) The Board looks forward to a landscape plan which will provide additional screening and will screen the 6' retaining wall.
- Action: Bartlett/Eichelberger, 5/0/0.

THE BOARD RECESSED FROM 5:39P.M. TO 6:05 P.M.

REVIEW AFTER FINAL**8. 1600 MIRA VISTA AVE**

E-1 Zone

Assessor's Parcel Number: 019-090-010
Application Number: MST2003-00811
Owner: Miami County Land Co., Hal Reno & Joan Reno
Architect: Vadim Hsu

(This is a revised notice. Review After Final changes to a previously approved project for a 250 square foot first-floor and a 763 square foot second-floor addition to an existing one-story 1,685 square foot residence located in the Hillside Design District. A new attached 480 square foot two-car garage, landscaping, new retaining walls, and 185 cubic yards of grading are also proposed. The revisions to the proposal include addition of a planter at the driveway, an increase of retaining walls, restorative landscaping, and window revisions.)

(Review After Final for changes consisting of the addition of a planter at the driveway, revision in heights of retaining walls, restorative landscaping, and window revisions.)

(6:05)

Vadim Hsu, Architect; Randy Mudge, Landscape Architect; and Joan Reno, Owner; present.

Staff comment: Jaime Limon, Design Review Supervisor stated that the project's retaining walls have changed due to applicant's need to comply with building code requirements and the zoning ordinance. Specifically, the height of the front retaining wall has changed from the original approved ABR plans. The Board appeared to have approved the front four-foot retaining wall. However, when Staff checked the final plans, Staff found there was an inaccuracy between the detail of the retaining wall and the section detail notes on the site plan, which indicated that the wall was not to exceed 4' in height. Mr. Limon also clarified for the board that property records indicate that the portion of Mira Vista Avenue adjacent to the project is private.

Public comment opened at 6:24p.m.

Daniel Reicker, Attorney for Mr. and Mrs. Allbrighten, submitted a letter dated March 24, 2005, on behalf of Mr. and Mrs. Allbrighten. Mr. Reicker's letter and oral presentation addressed the following concerns: a) The number and size of and windows on the second floor of the west elevation. b) The retaining wall that has been constructed on the front of the property. c) The concrete abutments and walls that comprise the "covered turn-around area." After meeting with Mr. Hsu, an agreement was reached regarding item a. However, the size, bulk and scale of the retaining wall are still a concern. As shown on the preliminary plans, the wall was depicted as a 4' garden wall. The wall now stands at a height of 7'. Lastly, the size, bulk and scale of the concrete abutments for the covered turn-around area were not noted on the preliminary plans, nor were they approved by the ABR.

Laura Allbritton, neighbor, stated that the street is a private street. Mira Vista is a narrow street which has a significant impact when walking towards the park. The wall has impacted their property, as it is very high and imposes onto their property. It has changed the character and view of the neighborhood and the entrance to the park.

Barbara Sole, neighbor, stated that she has lived in the neighborhood for 28 years, and that the large wall should be a stone wall and four feet in height. The wall has changed the character of the neighborhood, the entrance to the park. It has also adversely impacted their house.

Sandra Allen, neighbor, stated that she and her husband did an extensive remodel on their home, and when doing so, followed the ABR rules and guidelines for their own residence. Mr. and Mrs. Allen believe the applicant for the project should follow the Hillside Design Guidelines as originally presented.

Joan Reno, owner stated that she is a resident of Santa Barbara and felt that she has complied with the guidelines appropriately. She and her husband continually watched the progress of the project.

Public comment closed at 6:45p.m.

Public comment reopened at 7:11p.m.

Daniel Reicker stated that had the intention of the owner been disclosed to ABR properly, the owner would not have been able to construct a wall 7' in height and 80' in length without mitigating measures. The preliminary and final plans indicated that the wall would be 4' in height.

Public comment closed at 7:11p.m.

Motion: Continued indefinitely with the following comments: 1) Concerning the front retaining wall, the Board will conduct a site visit to evaluate the impact of the front wall to the neighborhood; after grading improvements have been made. 2) The Board is split with their decision regarding the height and position of the front wall and withholds judgment until a majority of the Board is present. 3) The applicant is allowed to finish the grading at the base of the front wall. 4) Replace the use of green screen with ficus repens or a clinging vine at the back wall. 5) Replace the proposed Mimosa tree with an evergreen type tree at front of property. 6) Add a Toyon tree to the south of the proposed Mimosa tree. 7) Final Approval is granted for the changes to the back retaining walls and the window changes to the west elevation making the Neighborhood Preservation Ordinance findings as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code

Action: Eichelberger/Wienke, 4/0/0. Mudge stepped down.

PRELIMINARY REVIEW

9. **3025 DE LA VINA ST**

C-2/SD-2 Zone

Assessor's Parcel Number: 051-172-020
Application Number: MST2005-00111
Owner: 3025 Dlv Partners
Agent: Dudek & Associates

(Proposal for the installation of several buttress walls to the existing retaining wall. The buttress units are approximately 5 feet by 1.5 feet by 17 feet (length & width))

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 032-96.)

(7:27)

Troy White, Agent; Kevin Dumain, Architect; and Dave Pintard, Owner; present.

Motion: Continued one week with the following comments: 1) The Board appreciates the applicant's efforts in responding to the Board's and neighbor's comments. 2) The applicant has been diligent in meeting all the criteria, as the site restraints are extremely limiting. 3) Eliminate much of the fenestration. 4) Study ways to create a more simple, streamlined design solution for the concrete. 5) The planter as shown is acceptable in its form but the material should be stucco or concrete. 6) Study ways to create an even height of the buttress walls.

Action: Eichelberger/Mudge, 4/0/0. Bartlett stepped down.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 29 W CALLE LAURELES

C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
Application Number: MST2005-00110
Owner: 29 West Calle Laureles, LLC.
Applicant: Sprint PCS.
Architect: Alcoa Wireless Services
Agent: Tricia Knight

(This is a revised notice. Proposal to add a second unmanned wireless facility that includes three five-foot panel antennas to be screened behind a new roof element on the existing roof tower. The new wireless equipment cabinets will be located within the existing building.)

(PROJECT REQUIRES NO VISUAL IMPACT FINDINGS.)

(7:47)

Tricia Knight, Agent, present.

Motion: Continued indefinitely at the applicant's request.

Action: Eichelberger/Mudge, 4/0/0. Bartlett stepped down.

CONCEPT REVIEW - CONTINUED ITEM

11. 2528 ORELLA ST

R-3 Zone

Assessor's Parcel Number: 025-022-022
Application Number: MST2004-00760
Owner: Laird & 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 1,102 square foot residential unit, an attached 241 square foot one car garage and four uncovered parking spaces 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 one covered parking space and four uncovered parking spaces.)

(Second Concept Review.)

Motion: Continued one week at the applicant's request.

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

PRELIMINARY REVIEW**12. 661 LAS ALTURAS RD**

E-1 Zone

Assessor's Parcel Number: 019-281-005
 Application Number: MST2004-00812
 Owner: Richard & Joan Hecht
 Architect: Dennis Thompson

(Proposal to add 182 square feet to the main level, a new 468 square foot upper level addition to an existing 2,573 square foot single family residence with an attached 420 square foot garage on a 10,361 square foot lot located in the Hillside Design District. The project will result in a multi-level 3,223 square foot single family residence with an attached 420 square foot garage. A Zoning Modification is requested for the new addition to encroach into the required front yard setback.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**(7:52)**

Dennis Thompson, Architect; and Joan Hecht, Owner; present.

Motion: Preliminary Approval of the project and continued indefinitely to the Consent Calendar 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 and the condition that the materials of the front entry shall be reviewed at Consent.

Action: Wienke/Mudge, 5/0/0. LeCron, Manson-Hing and Christoff absent.

CONSENT CALENDAR**FINAL REVIEW****A. 221 SAN CLEMENTE**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-151-010
 Application Number: MST2003-00108
 Owner: Hans Miller
 Designer: Donna Moser

(Revised proposal for a 1,403 square foot two-story addition to an existing 806 square foot one-story residence on a 6,050 square foot lot. A 170 square foot addition to the existing garage is also proposed. The project size has been reduced by 237 square feet and an appeal of the project has been filed to the City Council.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL**B. 1225 MANITOU LN** R-1 Zone

Assessor's Parcel Number: 041-010-036
Application Number: MST2003-00313
Owner: Manitou Lane, LLC.
Owner: Mark & Sabrina Kranz
Architect: Tom Meaney

(Proposal to construct a new 3,450 square foot two-story single-family residence with an attached 620 square foot two-car garage on a 1.42 acre vacant lot in the Hillside Design District. The proposal includes approximately 100cubic yards of grading outside the main building footprint.)

(Review After Final for changes consisting of increasing the height of an approved retaining wall from 10' to 14' for approximately 20' in length at the rear of the proposed residence.)

Continued one week with the following comments: 1) Applicant is to provide photo documentation. 2) Provide accurate topographical contour lines. 3) Study stepping the retaining wall to break up the 14' retaining wall height.

REVIEW AFTER FINAL**C. 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.)

(Review After Final for changes consisting of enclosing the front porch of Unit "B" at the rear of the property and constructing a new deck off the south elevation.)

Final Approval of the Review After Final as submitted.

FINAL REVIEW**D. 724 W MICHELTORENA ST** R-2 Zone

Assessor's Parcel Number: 043-244-009
Application Number: MST2004-00542
Owner: Zacarias A. Gonzalez
Architect: Armando Arias

(Proposal to demolish an existing 457 square foot garage and construct a 511 square foot accessory dwelling unit on top of a 550 square foot two-car carport. There is an existing 978 square foot single family residence on a 5,748 square foot lot.)

Continued one week with the following comments: 1) Applicant to return with colors and details. 2) The project is ready for Final Approval.

FINAL REVIEW**E. 324 W MASON ST** R-4/SD-3 Zone

Assessor's Parcel Number: 033-061-012
Application Number: MST2004-00818
Owner: T & L Inc
Applicant: Lenvik and Minor
Business Name: Mason Beach Inn

(Proposal to replace asphalt paving in parking lot; replace a stair next to the elevator tower with a new stair and ramp.)

(Final Review for stairs and railing details.)

Final Approval of the project as submitted.

CONTINUED ITEM**F. 606 E VALERIO STREET** R-2 Zone

Assessor's Parcel Number: 027-270-001
Application Number: MST2004-00839
Owner: Zoya Vladimirskaia
Architect: Nicholas Vergara

(Proposal to convert three existing residential units to condominiums. This is also an enforcement case to replace existing windows on all three units to double pane vinyl windows and change exterior finish from wood siding to stucco. Also proposed are new doors and porch at the rear of the building.)

(This project is an enforcement case.)

Continued one week with the comment to return with a window schedule and mounting details for all proposed work.

FINAL REVIEW**G. 1411 JESUSITA LN** A-1 Zone

Assessor's Parcel Number: 055-240-021
Application Number: MST2004-00883
Owner: Robeck 1997 Trust
Architect: Robin Donaldson

(Proposal to construct an 874 second story addition to an existing one story 3,018 square foot single family residence with an attached 753 square foot three car garage and workshop on a 3.05 acre lot located in the Hillside Design District. Proposal will also include a swimming pool and spa in the rear yard. The project will require 50 cubic yards of cut and fill.)

(Final Review consisting of landscape plan, exterior colors and architectural details.)

Final Approval of the project as submitted.

CONTINUED ITEM**H. 1035 E DE LA GUERRA ST**

R-2 Zone

Assessor's Parcel Number: 031-053-008
Application Number: MST2005-00060
Owner: Schmidt Family Trust
Applicant: Eric Swenumson
Designer: Eric Swenumson

(Proposal to convert an existing 460 square foot two-story accessory building to a second residential unit on a 10,651 square foot lot. The lot is currently developed with an existing 1,584 square foot one story residence with an attached 447 square foot garage which is proposed to remain unaltered. Two uncovered parking spaces are proposed.)

(Preliminary Approval is requested for the revised landscape plan.)

Continued indefinitely with the following comments: 1) Demonstrate proper drainage by changing the gutter pitch on the west corner of the accessory unit. 2) Address privacy issues with the neighbor along the south property line by implementing two more trees. 3) Return with architectural details of shielded light fixtures. 4) Return with an accurate grading plan with topographic contour lines. 5) Provide a brief arborist report regarding the health of the existing significant trees.

CONTINUED ITEM**I. 1141 ARBOLADO RD**

E-1 Zone

Assessor's Parcel Number: 019-242-001
Application Number: MST2005-00074
Owner: Diana Jessup Lee
Applicant: Eric Knight

(Proposal to repair existing garage located in the setback and rebuild trellis, install one pair of French doors, and add an outdoor fireplace. Proposal will also include Interior changes to the master bathroom. There is an existing single story 2,237 square foot single family residence located on a 16,917 square foot lot located in the Hillside Design District. A modification is requested to allow the existing trellis to be located in the required yard.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval 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 and with the condition that the details of the rails for the building shall be included on the plans.

NEW ITEM

J. **2234 DE LA VINA ST** R-4 Zone

Assessor's Parcel Number: 025-183-001
Application Number: MST2005-00092
Owner: Jack S. & Nuha Haddad
Contractor: Zack Moran Pw Environmental

(Proposal to construct a soil and groundwater remediation system consisting of two fenced compounds. Temporary system will extract and treat groundwater and soil vapors at noise levels under 60 dba.)

Final Approval of the project as submitted.

CONTINUED ITEM

K. **3938 STATE ST** C-2/SD-2 Zone

Assessor's Parcel Number: 057-233-016
Application Number: MST2005-00131
Owner: Douglas W. & Patricia E. Aiken
Architect: R Johnson

(Proposal to re-stripe parking lot to include 40 parking spaces, construct a 42" stucco wall with landscaping and anew elevator to an existing 10,000 square foot commercial building.)

(Preliminary Review of architectural and landscaping details.)

Continued indefinitely with the following comments: 1) The project is ready for Final Approval.
2) Applicant to return with landscaping plan.

NEW ITEM

L. **1661 SHORELINE DR** E-3/SD-3 Zone

Assessor's Parcel Number: 045-173-040
Application Number: MST2005-00138
Owner: Rebecca Cleary-Shaw
Architect: Banyan Architects

(Proposal for a 240 square foot addition and relocation of existing solar heating system to roof. The project will result in a 2,566 square foot single family residence located on a 20,066 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A COASTAL EXCLUSION.)

Continued indefinitely with the following comments: 1) The project is ready for Final Approval. 2) The Board will be able to make the Neighborhood Preservation Ordinance Compliance findings when the project returns for approval. 3) The solar panels on the south elevation should not protrude beyond the roof hip. 4) Applicant is to return with solar panel and architectural details.

NEW ITEM

M. **110 S LA CUMBRE RD** C-2/SD-2 Zone

Assessor's Parcel Number: 051-032-001

Application Number: MST2005-00158

Owner: William B. & Margaret Callahan

(Proposed re-roof for an existing commercial building. The existing roof is red colored gravel and the proposed material is black knight Certain Teed.)

Final Approval of the project as submitted.

NEW ITEM

N. **1810 CLIFF DR** C-P/R-2 Zone

Assessor's Parcel Number: 035-150-013

Application Number: MST2005-00161

Owner: Allen C. & Rosalie Ramirez

Contractor: Freedom Signs

(Proposal to replace an existing awning and alter the awning's color for an existing commercial building.)

Final Approval of the project as submitted.

NEW ITEM

O. **726 E MASON ST** M-1 Zone

Assessor's Parcel Number: 017-121-006

Application Number: MST2005-00162

Owner: Da Ros Properties

Architect: Martha Degasis

(Proposal for an uncovered 4,300 square foot storage area to include a new eight foot galvanized chain link fence, concrete slab, and/or concrete unit paver paving. There is new landscaping proposed in the parkway to include one new street tree. Proposal will also include new screen landscaping on southern property line and adjacent to the sidewalk on a 5,000 square foot lot.)

Final Approval with the following conditions: 1) Remove the boulders that are located within the public right-of-way. 2) Replace the existing decomposed granite in the public right-of-way with drought tolerant landscaping. 3) The hardscape is approved as submitted.

NEW ITEM

P. 1402 GRAND AVE

E-1/A-1 Zone

Assessor's Parcel Number: 029-110-036
Application Number: MST2005-00163
Owner: Todd Drevo
Designer: Richele Mailand

(Proposal to remove the siding and replace it with stucco finish and replace the tile deck areas on a lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

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.

**** MEETING ADJOURNED AT 8:00 P.M. ****