



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, May 16, 2005 **David Gebhard Public Meeting Room** **630 Garden Street** **3:02 P.M.**

BOARD MEMBERS: CHRISTINE PIERRON, Chair, Present
 BRUCE BARTLETT, Vice-Chair, Present
 STEPHANIE CHRISTOFF, Absent
 DERRIK EICHELBERGER, Present, out at 3:16 p.m., returned at 3:50 p.m.
 JAMES LECRON, Present
 CHRISTOPHER MANSON-HING, Present
 RANDY MUDGE, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON: HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

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

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 <u>folded</u> 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 May 12, 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 May 9, 2005.

Motion: Approval of the minutes of the Architectural Board of Review meeting of May 9, 2005, with corrections.

Action: Le Cron/Bartlett, 6/0/0. Wienke, Christoff absent.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Items A, B and D, which were reviewed by Derrick Eichelberger.

Action: Manson-Hing/Eichelberger, 6/0/0. Wienke, Christoff absent.

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

1. Mr. Sullivan announced the following:

- a) Mark Wienke will be absent from tonight's meeting.
- b) There are no changes to the agenda.

2. Chair Pierron announced she will be absent from the May 23, 2005 meeting.

3. Randy Mudge announced he will be absent from the May 23, 2005 meeting.

4. James LeCron announced he will be absent from the May 23, 2005 meeting.
5. Derrick Eichelberger announced he will step down from item No. 1, 1425 Mission Ridge Road.

E. Subcommittee Reports.

Bruce Bartlett reported that he attended the Neighborhood Preservation Ordinance meeting held on Friday, May 13, 2005. He stated that a consensus was reached regarding the draft of Floor to Area Ratios (FAR's) and discussed various stipulations and limitations regarding the FAR's. Mr. Bartlett also stated that trigger mechanisms were discussed and will be brought up again at the next meeting.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM

1. **1425 MISSION RIDGE RD**

A-2 Zone

Assessor's Parcel Number: 019-103-017
Application Number: MST2005-00098
Owner: Escalera Living Trust
Landscape Architect: Phil Suding

(Proposal for "as-built" 404 cubic yards of grading, an "as-built" 220 linear foot sandstone retaining wall at the front of the property which ranges in height from 5-10 feet and a landscaping plan on a 1.2 acre lot located in the Hillside Design District. Planning Commission approval is requested for grading in excess of 500 cubic yards and a modification for an over-height wall within the required setbacks and the public right-of-way requiring an encroachment permit. The proposal includes 404 cubic yards of grading in addition to the previously approved and permitted 433 cubic yards of grading under MST2003-00373.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, PLANNING COMMISSION APPROVAL FOR A MODIFICATION, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND A PUBLIC WORKS ENCROACHMENT PERMIT.)

(3:16)

Phil Suding, Landscape Architect; and Brian Escalera, Owne; present.

Public comment opened at 3:21 p.m. Seeing no one wished to speak, it was closed.

- Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the applicant has made significant steps in re-establishing the original character of the right-of-way and street frontage. 2) Increase the landscaping (in amount and size) and provide additional landscaping on the west side of the driveway to create a balance of the landscaping palette. 3) The Board supports the wall at the property line with a maximum of five foot height from the original re-created grade. 4) Eliminate the cheek wall at the east side driveway. The Board would support the modification request for the entry wall with the elimination of the previously described wall section. 5) The tree well at the twelve inch Oak, located at the east side of the driveway, is to be eliminated or significantly reduced to create a more rustic character, ideally using only the driveway edge. 6) The Board supports a flattened slope adjacent to Mission Ridge of two and one-half feet as an alteration to the grading. 7) The Board finds that the sandstone faced wall would better suit the character of the Riviera neighborhood. 8) The Board continues to support the grading to re-create the original condition, both on the right-of-way side and on the street frontage side, up to the 30 foot setback. 9) The proposal does not reflect the ultimate five-foot wall height from the existing original grade. The Board does not accept the existing top wall notations.
- Action: Le Cron/Bartlett, 5/0/0. Eichelberger stepped down.

CONCEPT REVIEW - CONTINUED ITEM

2. 826 BATH ST

R-3/R-4 Zone

Assessor's Parcel Number: 037-041-022
Application Number: MST2004-00747
Owner: Kevin Fewell
Applicant: Justin Van Mullem
Architect: On-Design Architects

(Proposal to demolish an existing 1,584 square foot one-story duplex, convert an existing 1,324 square foot single family residence to a two-story 4,405 square foot three unit condominium with four covered parking spaces, and construct two 1,820 square foot two-story three-bedroom condominiums. Proposal will result in two-story 4,405 square foot three unit condominium, a 1,820 square foot condominium and a 1,820 square foot condominium on a 12,318 square foot lot. Proposal will require grading of 400 cubic yards of cut and fill.)

(Concept Review for the landscape plan is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP.)

(3:50)

Justin van Mullem, Applicant, present.

Public Comment was opened at 3:54 p.m. Seeing no one wished to speak, it was closed.

- Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board finds the landscaping plan acceptable. 2) Include a small tree, such as a Flowering Cherry at the end of the first ribbon drive on the south side for screening. 3) Extend the front ribbon drive to the sidewalk and widen to the maximum extent possible. 4) Include a tree, such as a Magnolia, on the south side of the rear motor court for shading. 5) The Board appreciates the use of a ribbon drive and the paving patterns indicating pedestrian access. 6) The following comments from the March 14, 2005 minutes are carried forward as follows: 7) The Board appreciates the site redesign, which provides more landscape and reorganization of the rear drive to Unit C. 8) The Board supports the modification request for a reduction in parking. 9) The Board appreciates the preservation of the one story bungalow. The redesign and break up of the roof forms are an improvement from the previous design. 10) The deck separation of the front unit to the middle building is successful. 11) Break up Unit A garage with two carriage doors. 12) Applicant is to provide photographs of the internal property line to ensure there are no privacy impacts. 13) The Board appreciates the use of high quality materials such as the stone wainscot. 14) There are minor concerns with the scale and fenestration. 15) The preservation of the one story bungalow is consistent with the pattern of the streetscape and the Board supports the addition of the second story. 16) Provide a Historic Structures Report as requested by the City Historian. 17) Applicant to return with photo documentation of the existing gate, as there are some concerns with the use of the gate.
- Action: Bartlett/Manson-Hing, 6/0/0.

THE BOARD RECESSED FROM 4:00 P.M. TO 4:08 P.M.

REVIEW AFTER FINAL

3. **3535 CLIFF DR** A-1/SD-3 Zone
Assessor's Parcel Number: 047-082-002
Application Number: MST2000-00717
Owner: George Mearce
Architect: Thomas Smith
(Proposal for a new 2,924 square foot single-story residence with an attached 625 square foot garage on a vacant lot located in the Hillside Design District with a slope of 53 percent. The project includes a total of 2,000 cubic yards of grading.)

(Review After Final for changes consisting of adding multiple olive trees in the front yard.)

(4:08)

George Mearce, Owner; and Gale Goldberg, present.

Staff Comment: Renee Brooke, Project Planner, stated the project was approved by the Planning Commission in July, 2002. Conditions of approval included specific limitations on the vegetation height due to the potential for public view impact which included the following statements: 1) "Solid fences, screens, walls, or hedges erected or maintained on the property shall not exceed a height of 96 feet above sea level and trees shall not exceed a height of 98 above sea level." 2) "The type and mature height of all vegetation located between the proposed residents in Cliff Drive shall be sensitive to the preservation of public views from Cliff Drive."

Public comment opened at 4:15 p.m.

Patricia Winkler, neighbor, stated the Olive trees are very young and they will continue to get taller, which will significantly obstruct the public views. Ms. Winkler suggested using awnings as an option. Ms. Winkler also stated that the neighbors are satisfied with the original decision of the Board and recommended the Board stand by that decision.

Jon Kachejian, neighbor, stated he would like to have amiable relations with his neighbors; however, he requests the applicant adhere to the initial agreement. Mr. Kachejian has requested the applicant trim the trees, as the trees continue to remain over-height.

Tom Smith, local resident, stated that although he has not been directly involved with the project, he is in support of the project and requests the Board approve the proposal.

Jim Higman, long term neighbor, stated he is concerned with the height of the trees and the obstruction of current views. Mr. Higman requested that the limits set in the conditions not be exceeded.

Sandra Schoolfield, neighbor, submitted a letter and photographs that showed the current tree heights. Ms. Schoolfield explained that there has been enforcement action regarding the Olive trees and the height limit continues to be a problem. She also requested that the Board insist on compliance with the City of Santa Barbara guidelines.

Walter Knapp, neighbor, stated his concern regarding the obstruction of public views and that specific guidelines have been previously set which should be followed. Mr. Knapp is concerned with the stability of such heavy trees and thought the Olive trees to be problematic.

Chair Pierron, read a letter from Patricia Foley, which stated her concern regarding the existing trees and the planting of additional trees on the property, as well as the obstruction of public views.

Public comment closed at 4:35 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board does not support the introduction of additional Olive trees on the along the driveway. 2) The Board would support the introduction of Palm trees in lieu of the Olive trees proposed on the Sea Ledge Lane frontage with the caveat that at mature height they meet the Planning Commission requirements of height requirements. 3) The Board would support a hedge or the introduction of a tree, which would be located near the driveway providing that at mature height would meet the Planning Commission requirements. 4) The Board would support the relocation of the Olive tree at the existing corner of driveway to garage juncture, to be at a lower elevation as indicated at Sea Ledge and driveway juncture.

Action: Eichelberger/Le Cron, 6/0/0.

CONCEPT REVIEW - CONTINUED ITEM**4. 324 E HALEY ST** C-M Zone

Assessor's Parcel Number: 031-282-001
Application Number: MST2005-00188
Owner: Lawrence and Beverly Johnson
Applicant: Kenneth Kruger

(Proposal to construct a 1,577 second floor above an existing 2,096 square foot automotive shop on a 6,250 square foot lot. The addition will create two residential units (one, 1-bedroom and one, 2-bedroom) totaling 1,577 square feet. The proposal will include five uncovered parking spaces.)

(Second Concept Review.)**(4:52)**

Lawrence Johnson, Owner; and Kenneth Kruger, Applicant, present.

Motion: Preliminary Approval of the project and a one-week continuance to the Consent Calendar with the following conditions and comments: 1) Study the introduction of a small window on the existing one story west elevation. 2) Study using some wrought-iron, wherever possible, at the balcony parapet wall. 3) Return with a landscape plan that calls out the species of the proposed plants. 4) Meet with the City of Santa Barbara arborist for advice regarding an appropriate street tree.

Action: Mudge/Manson-Hing, 6/0/0. Christoff and Wienke absent.

CONCEPT REVIEW - CONTINUED ITEM**5. 1936 EL CAMINO DE LA LUZ** E-3/SD-3 Zone

Assessor's Parcel Number: 045-100-010
Application Number: MST2004-00727
Owner: Bruce Taylor
Applicant: Louis Robinson
Architect: James LeCron

(Proposal to convert an existing 594 square foot garage to habitable space, construct a detached 441 square foot two-car garage, and construct a 771 square foot two-story addition to an existing 1,447 single story single family residence. The project will result in a two-story 2,812 square foot single family residence with a detached 441 square foot two-car garage on a 14,503 square foot lot located in the Appealable Jurisdiction of the Coastal Zone.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(5:04)

James LeCron, Architect, present.

Public comment opened at 5:17 p.m.

Tony Fisher, stated his concerns regarding the height of the project, the noticing of the project, and the compatibility of the proposal with the neighborhood. Mr. Fisher discussed the current Neighborhood Preservation Ordinance and does not believe the proposal is consistent with the neighborhood.

Bruce Taylor, owner, stated that he has offered to have the neighbors view the plans and disputed that he has not made attempts to share his proposal with the neighboring residents.

Public comment closed at 5:24 p.m.

Staff Comment: Dave Sullivan, Planning Technician, stated the project was noticed within 100 feet at its first hearing on November 8, 2004, and will be noticed again at Planning Commission at the time of the Coastal Development permit. Mr. Sullivan also stated that Staff felt the project had not been revised to a point that it needed to be re-noticed and consequently, the proposal is before the Board at today's meeting.

Motion: Continued indefinitely with the following comments: 1) The Board, as a whole, finds the floor to area ratio scale of the building to be appropriate; however, three Board members find the plate height scale of the building excessive and two Board members find that, given the significant depth of the set back and the significant vegetation, the proposed floor to floor height is acceptable. 2) A suggestion was made to study reducing the floor to floor height by introducing one area that could be raised to capture the view from the master suite. 3) The Board finds the site planning for the garage and the deck acceptable; however, would like to see the proposed architecture more coherent with the proposed main house.

Action: Eichelberger/Bartlett, 5/0/1. Jim LeCron stepped down.

CONCEPT REVIEW - NEW ITEM

6. 1729 HILLCREST RD

A-1 Zone

Assessor's Parcel Number: 019-021-034

Application Number: MST2005-00271

Owner: John and Bonnie Poucher, Trustees

Architect: Don Nulty

(Proposal to construct a 259 square foot addition to an existing two-story 4,130 square foot residence with an attached two-car garage on a 1.36 acre lot located in the Hillside Design District. Proposal will also include an interior remodel and repaving the existing driveway & turnabout.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

(5:42)

Robert Foley, Architect, present.

Public comment opened at 5:47. Seeing no one wished to speak, it was closed.

Motion: Preliminary approval and an indefinite continuance to the Consent Calendar with the following comments and conditions: 1) The Board finds that the architecture has been greatly enhanced with the proposed entry steps and entry porch progression. 2) The Board appreciates the elimination of the second floor deck above the garage element on the dominant elevation. 3) The Board is supportive of the second floor addition over the existing deck and the new hip roof. Although it ties in well with the existing architecture, the element feels ungrounded on the small, existing posts. Restudy that component to see if it can become more grounded and perhaps integrate the existing trash shed in a more handsome manner.

Action: Bartlett/Manson-Hing, 6/0/0. Christoff and Wienke absent.

THE BOARD RECESSED FROM 5:52 P.M. TO 6:13 P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. **144 LAS ONDAS**

E-3/SD-3 Zone

Assessor's Parcel Number: 045-162-020
Application Number: MST2005-00276
Owner: John Hughes
Architect: Paul Zink
Owner: C.E. Barr

(Proposal to demolish an existing 1,228 square foot single family residence with a 200 square foot one-car garage and construct a two story 2,668 square foot single family residence with an attached 426 square foot two-car garage on a 6,230 square foot lot located in the non-appealable coastal zone.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS, AND PLANNING COMMISSION APPROVAL FOR A COASTAL DEVELOPMENT PERMIT.)

(6:13)

John Hughes, Owner; and Paul Zink, Architect, present.

Public comment was opened at 6:21 p.m.

Chair Pierron read a letter from Kathleen Doherty which stated her concerns regarding building rules and the proposed size of the project. Her letter questioned the current lot size limitations and suggested that the City Planning Department establish a set of rules and regulations for large projects.

Karen Allan, neighbor, stated her support of the project and related that she felt the plans are developing nicely.

Helen Hostettler, neighbor, stated her support of the project.

Public comment closed at 6:25 p.m.

Motion: Continued indefinitely with the following comments: 1) The Board finds the proposal to be too aggressive in size, bulk, and scale. Given the sensitive nature of the Mesa, the homes in transition to second stories need to be compatible with the neighborhood, both in square footage and plate heights. 2) The proposal has done a nice job of cascading the roof lines; however, the Board still finds the overall square footage and volume space too aggressive for the neighborhood; coupled with the high plate height and floor height, adding to the overall size, bulk, and scale. 3) Some Board members find proposal No. 1 to be problematic in its form.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

8. 2001 LAS TUNAS RD

A-1 Zone

Assessor's Parcel Number: 019-013-015

Application Number: MST2005-00268

Owner: Kevin Boss

Architect: Valerie Froscher

(Proposal to demolish an existing 1,450 square foot single family residence and construct a two story 3,007 square foot single family residence on a 0.88 acre lot located in the Hillside Design District. The existing detached 810 square foot two-car garage is proposed to remain unaltered.)

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

(6:47)

Valerie Froscher, Architect; and Keven Boss, Owner, present.

Staff Comment: Dave Sullivan, Planning Technician, stated the garage is existing and non-conforming to the front yard setback and there will be no expansion of the garage footprint.

Motion: Preliminary Approval of the project and an indefinite continuance to the Consent Calendar with the following comments and conditions: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) Restudy the distribution of the trees on the landscape plan to meet the High Fire Landscape Design Standards. 3) One Board member recommended adding trees at the street in the front yard area to lessen The openness.

Action: Manson-Hing/LeCron, 6/0/0. Christoff and Wienke absent.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING9. **631 OLIVE ST**

C-M Zone

Assessor's Parcel Number: 031-160-005
Application Number: MST2005-00260
Owner: Carl and Constance Lindberg

(Proposal to construct a new 1,081 square foot manufacturing/office facility and demolish 312 square feet of an existing 1,222 square foot residential unit on a 6,000 square foot lot.)

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

(7:00)

Carl Lindberg, Owner, present.

Public comment opened at 7:06 p.m.

Helen Hostettler, neighbor, stated she is not opposed to the project; however, she requested there be some distance between the China Bowl and the project for ventilation purposes.

Public comment closed at 7:10 p.m.

Staff Comment: Dave Sullivan, Planning Technician, stated the City requires a licensed architect to prepare plans for new commercial structures.

Motion: Continued indefinitely with the following comments: 1) The Board is conceptually comfortable with the proposal and the location of the commercial aspect of the project, which is bounded on two sides by commercial projects. The Board will be studying plate heights of the rear building at subsequent reviews. 2) The Board finds the parking under the Oak tree to be problematic and made suggestions that the applicant work with the City of Santa Barbara Transportation Division to find alternate ways to park a third car that would be parallel to the drive. 3) The Board looks forward to a more comprehensive set of drawings.

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

CONCEPT REVIEW - NEW ITEM10. **116 E PADRE ST**

E-1 Zone

Assessor's Parcel Number: 025-321-002
Application Number: MST2005-00259
Owner: Jerry and Virginia McFerran
Architect: Patrick Pouler

(Proposal to remodel an existing two-story 1,364 square foot residence located on a 5,250 square foot lot in Mission Area Special Design District. The remodel will require a modification for the changes to the existing sunroom, patio, and expansion of existing windows or doors and moving doors or windows in the setbacks.)

(COMMENTS ONLY. PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND MODIFICATIONS.)

(7:16)

Jerry McFerran, Owner; and Patrick Pouler, Architect, present.

Motion: Continued indefinitely to the Modification Hearing officer with the following comments:
1) The Board finds the modification aesthetically acceptable and is an improvement to the existing condition. 2) The Board finds the application acceptable overall and suggested to key in more to some of the existing aspects of the house, such as window proportions, column capitals and vaulted arches.

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

CONCEPT REVIEW - NEW ITEM

11. **241 S SALINAS ST** R-2 Zone

Assessor's Parcel Number: 015-261-025
Application Number: MST2005-00258
Owner: Maria Peralta
Architect: Jesus Cortes

(Proposal to replace an existing flat roof and construct new roof with a 4:12 pitch that improves the existing non-conforming solar access condition. Proposal also includes a new retaining wall at the rear of the property.)

(7:25)

Maria Peralta, Owner; and Jesus Cortes, Architect, present.

Motion: Continued indefinitely to the Consent Calendar with the following comments: 1) The Board finds the architecture to be an improvement and looks forward to seeing a hardscape and landscape plan for the backyard. 2) It is understood that the proposed retaining wall is a maximum of six feet high and that there will be some additional side walls on the side property line to support the grade as it returns.

Action: Eichelberger/Mudge, 6/0/0.

CONSENT CALENDAR

FINAL REVIEW

A. **29 W CALLE LAURELES** C-2/SD-2 Zone

Assessor's Parcel Number: 051-122-004
Application Number: MST2002-00575
Owner: 29 W Calle Laureles, LLC
Architect: Designarc

(Proposal for five, new, three-story, two-bedroom condominium units above a new parking structure, on a 17,400 square foot lot with an existing 6,580 square foot commercial building.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #008-04.)

Final Approval of the architecture details with the conditions noted on the plans and Final Approval of the landscape plan with the conditions noted on the plans.

REVIEW AFTER FINAL**B. 1215 CARPINTERIA ST**

R-2 Zone

Assessor's Parcel Number: 017-183-011
Application Number: MST2004-00573
Owner: Raimundo Montes & Emma Gil De Oca Montes
Architect: Jose Esparza

(Proposal to demolish a 216 square foot garage and construct a detached 1,519 two-story three-bedroom unit with a 533 square foot garage. The proposal also includes an addition of 119 square feet to the existing single-story residence and two open parking spaces on the 7,300 square foot lot.)

(Review After Final for landscape and irrigation plan approval.)

Final Approval of the Review After Final as noted on the plans.

FINAL REVIEW**C. 521 FIRESTONE RD**

A-F/SD-3 Zone

Assessor's Parcel Number: 073-252-0BL
Application Number: MST2004-00714
Applicant: Helen Byrne
Owner: City of Santa Barbara

(Proposal to paint the exterior of the Elephant Bar Restaurant including the lights and roof.)

(Final Review for the "as-built" paint color.)

Final Approval of the project as submitted.

FINAL REVIEW**D. 308 PALM AVE**

M-1 Zone

Assessor's Parcel Number: 031-342-009
Application Number: MST2004-00862
Applicant: HFP Architects
Owner: Jaya and Erin Lozano

(Proposal to construct a 1,049 square foot addition to an existing 1,904 square foot commercial building. Proposal will also minor landscaping, a new fence, new plant areas and repaving of the existing parking area to include six parking spaces. A Development Plan Approval is requested to allocate the square footage for the non-residential addition.)

(Final Review of the architectural details and landscape plan.)

Final Approval of the architecture as noted on the plans and a three week continuance to the Consent Calendar for the landscape plan with the following comments: 1) Indicate types, size and quantity of new plants. 2) Plants to have botanical names. 3) Provide an irrigation plan. 4) Attach the Landscape Compliance Statement to Sheet L-1.

REVIEW AFTER FINAL**E. 2410 FLETCHER AVE** C-O Zone

Assessor's Parcel Number: 025-052-022
Application Number: MST2004-00872
Owner: Santa Barbara Cottage Hospital
Architect: Phillips Metsch Sweeney Moore

(Proposal to remodel the interior of an existing 12,136 square foot three-story building and construct an attached 1,250 square foot addition to the first floor. The project will also involve re-striping and reconfiguring the parking lot to add five parking spaces.)

(Review After Final for exterior light fixture details and exterior locations.)

Final approval of the Review after Final as submitted.

FINAL REVIEW**F. 3201 BRAEMAR DR** A-1/SD-3 Zone

Assessor's Parcel Number: 047-091-001
Application Number: MST2004-00886
Owner: Ed St. George
Architect: Gil Barry

(Proposal to construct a 960 square foot second story addition over an attached 1,008 square foot three car garage with an existing 2,510 square foot single story single family residence located on a 1.35 acre lot located in the non-appealable jurisdiction of the Coastal Zone.)

Final Approval of the project as submitted.

REVIEW AFTER FINAL**G. 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 the wood fence & garage details.)

Final Approval of the Review After Final with the following conditions: 1) The elimination of the fence is acceptable with verification of a prior small screen. However, if there is no prior small screen, the applicant shall return to Consent Calendar to review a small screen.

CONTINUED ITEM**H. 3969 VIA LUCERO** R-3/SD-2 Zone

Assessor's Parcel Number: 057-233-026
Application Number: MST2005-00237
Owner: Worden and Betty Steele
Applicant: Tom Thompson
Contractor: W Thomson Construction

(Proposal to demolish, backfill and landscape an existing pool on a lot with an existing two story 18-unit apartment complex.)

Final Approval of the project as submitted.

FINAL REVIEW**I. 2611 SAMARKAND DR** E-3/SD-2 Zone

Assessor's Parcel Number: 051-303-007
Application Number: MST2005-00247
Owner: Heebner Everton Family Trust
Applicant: Eddie Villaruz

(Proposal to add 166 square feet with an upper deck area to the rear of an existing 2,206 square foot house with attached 475 square foot garage on a 12,240 square foot lot.)

Postponed indefinitely due to the applicant's absence.

NEW ITEM**J. 1810 CHAPALA ST** R-4 Zone

Assessor's Parcel Number: 027-031-019
Application Number: MST2005-00250
Owner: Blupac Investments IV, LLC
Applicant: Robert Stamps

(Proposal to construct a new cement wall with white stucco and stone on an existing 12 unit apartment building.)

Final Approval of the project with the conditions noted on the plans.

NEW ITEM**K. 707 CHIQUITA RD** E-2 Zone

Assessor's Parcel Number: 031-132-009
Application Number: MST2005-00262
Owner: David & Elizabeth Conway
Architect: Steve Hausz

(Proposal for minor alterations to an existing 3,731 square foot residence on a 13,073 square foot lot located in the Hillside Design District. The alterations consists of replacing and relocating existing doors and windows, replacing and extending the first and second floor balconies, and constructing a 600 square foot second floor deck.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Preliminary Approval of the project and an indefinite continuance to the Consent Calendar with the comment 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 converting the existing carport to a garage will be an aesthetic improvement and will not have any adverse visual impacts on the neighborhood.

NEW ITEM**L. 1000 LAS CANOAS PL** A-1 Zone

Assessor's Parcel Number: 021-030-036
Application Number: MST2005-00279
Owner: Perrell Family Trust

(This part of an active enforcement case. Proposal to legalize a 273 square foot "as-built" patio cover on an existing 500 square foot accessory structure. There is currently an existing 2,300 square foot residence on a 5.2 acres lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the following comments: 1) There are no adverse aesthetic impacts involved with this project. 2) Building & Safety is to confirm that the project meets the High Fire Area Guidelines. 3) 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**M. 2780 STATE ST 1** R-O Zone

Assessor's Parcel Number: 051-600-001
Application Number: MST2005-00281
Owner: Robertson 2002 Family Trust
Applicant: Glenn Hemingway
Applicant: William Kimpel
Architect: Peter Ehlen

(Proposal to add roof elements for existing roof wells on three commercial buildings.)

Final Approval of the project with the conditions as noted on the plans.

NEW ITEM**N. 52 VIA ALICIA** E-1 Zone

Assessor's Parcel Number: 015-312-003
Application Number: MST2005-00299
Owner: James and Nancy Land
Applicant: Shubin and Donaldson

(Proposal to construct a 212 square foot second floor deck with a glass hand rail and wood supports to match existing details on the south elevation of an existing 3,796 square foot residence on a 15,600 square foot lot located in the Hillside Design District.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval of the project with the following conditions: 1) The Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.68.060 of the City of Santa Barbara Municipal Code. 2) The current property owner shall complete the landscape plan as stated in MST2001-00403.

**** MEETING ADJOURNED AT 7:33 P.M. ****