



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, January 9, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:00 P.M.**

BOARD MEMBERS:

BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Present
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present
 RANDY MUDGE, Present, out at 6:28p.m., back at 6:54p.m.
 LAURIE ROMANO, Present, out at 7:45p.m.
 DAWN SHERRY, Present
 MARK WIENKE, Absent

CITY COUNCIL LIAISON:

HELENE SCHNEIDER, Absent

PLANNING COMMISSION LIAISON:

STELLA LARSON, Absent

STAFF:

JAIME LIMÓN, Design Review Supervisor, Present, out at 3:27p.m.
 KELLY BRODISON, Planning Technician, Present
 DEBBIE BUSH, 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 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 Kelly Brodison, 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 January 5, 2006 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 3, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 3, 2006, with corrections.

Action: LeCron/Mudge, 6/0/1. Mosel abstained.

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by James LeCron with the exception of the landscaping for Item B, reviewed by Randy Mudge.

Action: Manson-Hing/Mudge, 6/0/1. Mosel abstained.

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

1. Ms. Brodison announced that Mark Wienke would be absent from tonight's meeting.
2. Jaime Limon welcomed the three new Board members and requested he would like to meet with them on Friday, January 13, 2006, to review procedures for the design review process and any potential conflict of interests which may arise while serving on the Board.

E. Subcommittee Reports.

New liaisons and subcommittee members were assigned.

F. Possible Ordinance Violations.

No reported violations.

PRELIMINARY REVIEW**1. LA VISTA DEL OCEANO ROAD EXTENSION**

E-1 Zone

Assessor's Parcel Number: 035-180-085
 Application Number: MST1999-00714
 Owner: Sidney & Pamela McCaskey
 Owner: David & Jane Geyer
 Owner: Eugene & Patricia Bucciarelli
 Owner: Gene Schechter
 Agent: Don Weaver
 Agent: Bob Goda
 Architect: Tom Meaney
 Contractor: Russell Banko Design & Construction

(Proposal for approximately 6,050 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 2,480 cubic yards of fill grading to raise the roadbed and to extend a portion of the improved public right-of-way.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

(3:27)

David Geyer, Owner; Bob Goda, Agent; and Tom Meaney, Architect; David Black, Landscape Architect; present.

Marisela Salinas, Case Planner: Ms. Salinas stated that the Planning Commission approved the roadway extension in addition to the upper three homes. Some of the conditions of approval include requiring differentiated paving, sandstone veneer on public facing walls, and pedestrian amenities along the new roadway extension.

Motion: Preliminary Approval of the architecture and landscaping and indefinite continuance to the Consent Calendar with the following conditions: 1) The refined design of the road extension and the elimination of the on-street guest space parking is an improvement. 2) The walls have been minimized to the greatest extent possible and eliminate the stepping on the top of the walls at 1562 and 1564 La Vista del Oceano Dr. 3) Provide full wall details including the specific veneer, cross-sections of the walls, and proposed stone wall cap. 4) A random style veneer is preferred. 5) Provide wall details of the transition from the stone veneer to the plaster walls at 1562 La Vista del Oceano Dr. 6) The guard rail material along the southerly portion is to be an etched finish not galvanized. 7) Provide more landscaping at the base of the guardrail in the public right-of-way at 1564 La Vista del Oceano Dr. to minimize the view from below, and at the parkway at the 180 degree bend. 8) Provide banding in the form of differentiated paving on both sides of the driveways leading to the upper homes. 9) The style of the streetlight is appropriate as proposed.

Action: Mudge/LeCron, 7/0/0. Wienke absent.

PRELIMINARY REVIEW**2. 1576 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-05
Application Number: MST1999-01043
Architect: Tom Meaney
Owner: Dave & Jane Geyer
Agent: Bob Goda

(Proposal to construct a new 3,179 square foot three-story residence with an attached 776 square foot two-car garage on a 10,890 square foot vacant lot located in the Hillside Design District. The project requires 1,515 cubic yards of grading of which 450 cubic yards are outside the footprint of the main building. This review will incorporate site improvements, access and grading for two adjacent parcels (APN 035-180-084 and -085).)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)**(4:21)**

David Geyer, Owner; Bob Goda, Agent; and Tom Meaney, Architect; present.

Motion: Preliminary Approval of the architecture and the landscaping and indefinite continuance to the Consent Calendar with the following conditions: 1) The Board appreciates the refinements to the plans and elevations, especially the added detail of the front railings of the balcony. 2) Provide high quality materials and detailing. 3) It is understood that the windows are to be metal clad wood windows with no trim. 4) The Board appreciates the stepping nature of the house as it sits into the hillside. 5) There are some concerns with the south elevation entry element as it relates to the windows on the upper floor, as they are not in keeping with the other elevations. 6) Study the use of stone at the pilaster at the left side of the south entry court. 7) It is understood that no additional trees can be added per the Fire Department regulations. However, the Board looks forward to as much landscaping wherever possible. 8) Provide banding in the form of differentiated paving on both sides of the driveways leading to the upper homes. 9) Provide full wall details including the specific veneer, cross-sections of the walls, and proposed stone wall cap. 10) A random style veneer is preferred. 11) The walls at the front will be sandstone veneer and cap and the walls behind the house will be plaster. 12) Study further refinement of the walls on the west and north elevations. 13) Restudy the light fixture.

Action: Manson-Hing/LeCron, 7/0/0. Wienke absent.

PRELIMINARY REVIEW**3. 1570 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-084
Application Number: MST98-00706
Agent: Bob Goda
Applicant: Sidney & Pamela Macofsky
Architect: Thomas Meaney

(Proposal for a new 2,541 square foot three-story residence and an attached 736 square foot two-car garage on a 12,630 square foot vacant lot located in the Hillside Design District. The project requires an estimated 2,240 cubic yards of grading with 1,650 cubic yards outside the footprint of the main building. This review will incorporate site improvements, street access and common grading with the two adjacent parcels (APN 035-180-058 and -085).)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)**(4:42)**

Thomas Meaney, Architect; Sidney & Pamela Macofsky, Applicants; present.

Motion: Preliminary Approval of the architecture and landscaping and indefinite continuance back to the Consent Calendar with the following conditions: 1) The massing and stepping of the home is appropriate for the hillside. 2) Study further refinement and detailing of the south-facing pop-out to include the use of horizontal siding on either side of the windows, and transom panels within the windows. 3) Study the tight proximity of the window to roof fascia to provide more clearance. 4) The understory of the southeast deck shall be enclosed and finished in stone. 5) Study the corner window configuration at the southeast corner of the building so the details match. 6) Provide banding in the form of differentiated paving is required on both sides of the driveways leading to the upper homes. 7) Provide full wall details including the specific veneer on the plans, cross-sections of the walls, and proposed stone wall cap. 8) A random style veneer is preferred. 9) The walls at the front will be sandstone veneer and cap and the walls behind the house will be plaster. 10) Applicant is to provide a full color board incorporating deep, earth tone colors.

Action: Sherry/Mosel, 7/0/0. Wienke absent.

PRELIMINARY REVIEW**4. 1568 LA VISTA DEL OCEANO DR**

E-1 Zone

Assessor's Parcel Number: 035-180-085
Application Number: MST99-00513
Agent: Bob Goda
Contractor: Russell Banko Design & Construction
Applicant: Eugene & Patricia Bucciarelli

(Proposal to construct a new 2,548 square foot two-story residence with an attached 472 square foot garage on a vacant 14,400 square foot lot located in the Hillside Design District. Approximately 1,000 cubic yards of grading is proposed with 600 cubic yards outside of the footprint of the main building. This review will incorporate site improvements, street access, and common grading with the two adjacent parcels (APN 035-180-084 and -085).)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 063-05.)

(5:04)

Russell Banko, Contractor; and Patricia Bucciarelli, Applicant; present.

Motion: Preliminary Approval of the architecture and indefinite continuance to the Consent Calendar with the following conditions: 1) The massing, articulation, and the choice of the materials is acceptable. 2) The Board would like to see further refinement of the windows, with traditional Tuscan details. 3) Provide a color board with earth tone colors for the house. 4) Study details to the roof finial at the tower and the shutters. 5) Provide banding in the form of differentiated paving on both sides of the driveways leading to the upper homes. Study further refinement of the integration between the grass crete turn around area and the paved driveway. 6) Provide full wall details including the specific veneer, cross-sections of the walls, and proposed stone wall cap. 7) A random style veneer is preferred. 8) The walls behind the house will be plaster. 9) The walls at the front will be sandstone veneer and cap. 10) Include as many canopy and skyline trees in the foreground and in the back facing the upper slope. Confirm the planting plan meets the Fire Department's regulations. 11) Provide a plant palette which is compatible with the surrounding houses. Landscaping for the three homes should be compatible, without utilizing an identical landscape palette.

Action: Mudge/Romano, 7/0/0. Wienke absent.

PRELIMINARY REVIEW

5. 1316 BATH ST

R-4 Zone

Assessor's Parcel Number: 039-121-020
Application Number: MST2001-00822
Owner: Marlies Marburg
Architect: Larry Thompson

(The proposal involves the conversion and partial demolition of a 468 square foot two-car garage to a 374 square foot hotel room for the Glenborough Inn. A 70 square foot addition is proposed to join the converted garage to the main building, which includes four existing hotel rooms. Proposed above the converted hotel room (Unit #5) is a 282 square foot hotel room (Unit#4). The former Unit #4 would be converted into a breakfast pavilion for the hotel guests. A 64 square foot gazebo is also proposed. Three uncovered parking spaces would be provided on site and two uncovered parking spaces would continue to be provided at the main site of Glenborough Inn, located at 1327 Bath Street. The main site includes five additional bed and breakfast units. One of the existing parking spaces in a three car garage at 1327 Bath Street would be converted to a storage room resulting in a total of seven on-site parking spaces. The discretionary applications required for this project are modifications to allow Unit #5 to be located within the rear and interior yard setbacks, for the 70 square foot addition to be located within the interior yard setback, for Unit #4 to be located in the rear yard setback and for the converted storage room to encroach into the required rear yard setback.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 001-05.)

(5:25)

Larry Thompson, Architect, present.

Motion: Continued three weeks with the following comments: 1) The major portion of the addition is deeply internal to the site with limited visibility from public view. 2) The addition is overpowering the original structure which has historic value. 3) The detailing of the overhangs, beam extensions and bracketing should be minimized to not overpower the structure. 4) Lighten the proportions of the gazebo, to not become a dominant element. 5) Restudy the chimney materials of the rear addition. It is suggested to use a material similar to that of the front chimney. 6) Provide more detail on the window mullions. Restudy the articulation of the round, arched topped windows of the second floor addition. 7) There is concern with the detail and proportion of the columns supporting the rear second floor addition parking stall. It is suggested to study adding diagonal brackets which would stabilize the second floor. 8) The Board would only support the elimination of the pine tree providing another significant tree is planted and still allowing for a handicapped access. 9) Upgrade the front yard landscape and the parkway planter with additional street trees pending recommendation from the City Arborist.

Action: LeCron/Romano, 7/0/0.

THE BOARD RECESSED FROM 6:06P.M. UNTIL 6:28P.M.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 416 ANACAPA ST

C-M Zone

Assessor's Parcel Number: 031-271-020
Application Number: MST2005-00543
Owner: B & W Investments
Architect: Don Pederson
Applicant: Hal Bruington

(Proposal to demolish an existing 1,500 square foot commercial building and replace it with a three-story building comprised of 989 square feet of commercial on the ground floor, and three two-bedroom condominium units on the second and third floors with square footages of 1,023 square feet, 1,077 square feet and 1,680 square feet. Four covered parking spaces and five uncovered spaces are proposed and a 2,960 square foot commercial building is to remain at the rear of the lot all on a 9,000 square foot lot. This mixed-use project has been through discretionary review and has received Final Approval from the ABR and a Modification to reduce the required 10% open space. The project has been changed to propose that the three rental units be approved as three condominiums, requiring a Tentative Subdivision Map. See MST2003-00069 for previous approvals. The project requires additional comments from the ABR to recognize the units as condominiums and will also require Preliminary and Final ABR approval after Planning Commission Approval.)

(COMMENTS ONLY; PLANNING COMMISSION APPROVAL FOR A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

Motion: Continued indefinitely at Staff's request.

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

CONCEPT REVIEW - NEW ITEM**7. 70 LA CUMBRE CIR**

R-2 Zone

Assessor's Parcel Number: 049-350-022
Application Number: MST2005-00810
Owner: Annette S. Hughes, Trustee
Architect: Victor Schumacher
Applicant: Robert Hughes

(Proposal to add a 265 square foot sunroom to the rear of an existing 1,260 square foot residence with an attached 370 square foot garage on a 2,996 square foot lot. A modification is requested for reduction of the currently non-conforming open yard space.)

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

(6:28)

Robert Hughes, Applicant; and Karen. Hughes, present.

Motion: Continued indefinitely to the Modification Hearing Officer and back to the Consent Calendar with the following comments: 1) The Board supports the modification request for a reduction of the open yard space, as it provides outdoor enjoyment and is not visible to the public view. 2) The project is ready for Preliminary and Final Approval when it returns back to the Consent Calendar.

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

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**8. 518 E PEDREGOSA ST**

R-2 Zone

Assessor's Parcel Number: 027-062-012
Application Number: MST2005-00372
Owner: Alice V. Dondero, Living Trust
Architect: Design Group
Agent: Raymond Appleton

(This is an enforcement case. The proposal is to demolish an existing 180 square foot one-car carport and construct a new 360 square foot two-car carport, add 52 square feet to create an interior stairway, permit the "as-built" conversion of the existing two-car garage to a new family room and permit the "as-built" wood deck, remove driveway and curb cut leading to the old garage, convert an existing attached illegal studio apartment to an attached bedroom and bathroom with an interior stairway, permit an "as-built" dining room and covered porch all on a 4,132 square foot lot in the Hillside Design District. Modifications are requested to allow encroachments in the two front yard setbacks.)

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

(6:38)

Alice Dondero, Owner; and Raymond Appleton, Agent; present.

- Motion: Continued indefinitely to the Modification Hearing Officer with the following comments:
1) A majority of the modification requests are supportable, as they are “as-built” conditions and not visible to the public. 2) The expansion from a one-car carport to a two-car carport is acceptable; however, study providing more enhanced detail to the posts, beams, beam ends and all the related connections to blend with the cottage style of the existing house. 3) The internal re-configuration of the house and the new interior stairway is acceptable. 4) The lower deck and the dining room are supportable by the Board, as they are existing “as-built” conditions having no aesthetic concern.
- Action: LeCron/Sherry, 5/1/1. Manson-Hing opposed. Mudge abstained.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

9. 2016 MISSION RIDGE RD

A-1 Zone

Assessor's Parcel Number: 019-162-002
Application Number: MST2001-00833
Owner: Ronald Hays
Agent: Tony Xiques

(This is a revised project to include the addition of a new 746 square foot garage and convert the existing, attached one-car carport at the residence to habitable space. Proposal for a lot line adjustment and modification of required lot area (due to slopes on the property) from existing parcels of 0.07 acres and 2.5 acres in size to parcels of 1.0 acre and 1.57 acres in size located in the Hillside Design District. Proposed Lot 1 is developed with a 5,426 square foot residence and (2) two car garages totaling 982 square feet. Proposed Lot 2 is currently developed with a one-car garage with a pool cabana of 540 square feet above and swimming pool. The revision to the project on Lot 2 includes enclosing 66 square feet of porch area on the existing cabana and the conversion of the existing 300 square foot garage below to habitable area resulting in a residence, construction of an 8 foot tall, 64 foot long privacy wall along the motor court, an 8 foot tall, 72 foot long retaining wall along the western property line and the construction of a 746 square foot garage.)

(REVIEW AFTER FINAL FOR A NEW 746 SQUARE FOOT GARAGE AND CONVERSION OF A 300 SQUARE FOOT ATTACHED CARPORT TO HABITABLE SPACE.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH RESOLUTION NO. 001-03.)

(7:08)

Ronald and China Hays, Owners, present.

Motion: Continued indefinitely with the following comments: 1) The mass, bulk and scale of the proposed two-car garage is overwhelming the scale of the existing house, and the Board does not find the garage to be compatible with the house. 2) The site plan and proposed location of the garage is questionable as it is using an excessive amount of pavement. There is opportunity to eliminate all of the paving along the front west side of the existing residence and to add more landscaping or a courtyard. 3) The garage proposal is exceedingly tall as it relates to the finished floor above the existing grade, and the proposed plate heights. The excessive depth of the garage would be better served as added width. 4) The applicant is to return with clear documentation depicting all retaining walls, and photographs of the location of the garage and the proximity of the building to the neighbors. 5) It is suggested to minimize the effect of the retaining walls at the garage by using stone. 6) Applicant is to confer with the Planning Department and to review the Hillside Design Guidelines.

Action: Manson-Hing/LeCron, 7/0/0.

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

10. 202 E HALEY ST

C-M Zone

Assessor's Parcel Number: 031-272-001

Application Number: MST2005-00796

Owner: 202 E Haley, LLC

Architect: Dwight Gregory

(Proposal to demolish three commercial buildings consisting of 2,276 square feet, and construct a new 4,802 square foot, two-story commercial building with 11 parking spaces on a 12,000 square foot lot. Proposal will require Development Plan Approval by the Architectural Board of Review for commercial additions of between 1,000 and 3,000 square feet.)

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

(7:45)

Dwight Gregory, Architect, present.

Motion: Continued indefinitely with the following comments: 1) The site planning of the proposal is valid; locating the building at the corner intersection and burying the parking internal to site. 2) The Board supports keeping the existing podocarpus tree on the site. 3) The proposal of the building mass, bulk and scale is well suited for the intersection, as this is a gateway building to the Haley corridor. 4) The Board would like to see the street frontage of the building to be more pedestrian friendly. 5) The applicant is encouraged to pursue developing parkway planting on the street frontages, slightly larger pockets for planter against the building s and to add additional street trees. Applicant to confer with the City Arborist. 6) The hard corner at Santa Barbara Street and Haley Street could benefit with some elimination of the mass. 7) There is some concern with the mixed design styles from the old world style to a contemporary style and the Board would like to see more layering and articulation of the façade, especially as the building faces Haley Street. 8) Although internal to the site, there is some concern with the blank industrial nature of the doors facing the parking lot and would like to see more detailing. 9) The use of the parapet walls to conceal the solar installation is a success.

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

PRELIMINARY REVIEW**11. 1905 CLIFF DR**

C-P/R-2/SD-3 Zone

Assessor's Parcel Number: 045-015-007
 Application Number: MST2002-00729
 Owner: Debra & Darush Babai, Trustees
 Architect: Vadim Hsu

(This is a revised project. Proposal to demolish the existing 1,232 square foot commercial gas station and construct a new 6,596 square foot, two-story mixed use, commercial and multi-family residential project consisting of two buildings. The ground floor would consist of 3,470 square feet of new commercial space. The second and third floors would consist of four two-bedroom, rental apartments totaling 3,126 square feet on a 17,471 square foot lot in the Hillside Design District. A total of 22 surface parking spaces are proposed.)

(FOURTH CONCEPT REVIEW.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 060-05.)

(8:15)

Vadim Hsu, Architect, present.

Motion: Preliminary Approval and indefinite continuance to the Consent Calendar with the following conditions: 1) Study the colonnades on Cliff Drive and Meigs Road so they read as thick columns or walls. 2) Provide useable hardscape to the outdoor patio of Unit C. 3) Increase the landscaping at the corner entry and at the kiosk. 3) Study the second floor columns where they meet the plaster railing of the balcony.

Action: LeCron/Sherry, 6/0/0. Wienke, Romano absent.

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 1123 MANITOU RD**

R-1 Zone

Assessor's Parcel Number: 041-010-035
 Application Number: MST2004-00361
 Architect: Brian Nelson
 Owner: Leo & Patricia Bechstein & Robert Lara
 Applicant: Butch Wells

(Proposal to construct a new 3,000 square foot three-story single-family residence with an attached three-car garage on a one-acre vacant lot located in the Hillside Design District. Proposal includes 171 cubic yards of grading.)

(Review After Final to relocate proposed walkway and enlarge garage doors by approximately 6".)

Final Approval as submitted.

REVIEW AFTER FINAL**B. 710 ALAMEDA PADRE SERRA**

E-1 Zone

Assessor's Parcel Number: 019-300-010
Application Number: MST2004-00442
Owner: Alphonso Sanchez
Applicant: Eric Swenumson

(Proposal for an 87 square foot addition to the living and dining areas, a 210 square foot covered patio, an entry deck at grade, and an interior remodel to an existing single-family residence located on a 15,708 square foot lot in the Hillside Design District.)

(Review After Final for revised railing on the north and west sides of the covered patio and solid roofing over the patio.)

Final Approval of the project as noted on the plans.

FINAL REVIEW**C. 412 W SOLA ST**

R-4 Zone

Assessor's Parcel Number: 039-051-011
Application Number: MST2005-00393
Owner: Kate Russell
Architect: Bryan Pollard

(Remove existing 486 net square foot three-car garage and rebuild the three-car garage within the existing legal non-conforming footprint. A modification was approved for an additional encroachment into the side-yard setback to meet minimum 20' x 20' parking requirements. Also proposed is a 427 square foot, second story accessory space above the three-car garage.)

(Final Approval is requested. Modification approved on 9/7/05.)

Final Approval as submitted.

CONTINUED ITEM**D. 3006 PASEO TRANQUILLO**

E-3 Zone

Assessor's Parcel Number: 053-102-022
Application Number: MST2005-00741
Owner: Klinger, Michael Victor Trust
Applicant: Emilio Casanueva
Architect: Emilio Casanueva

(Proposal for an 877 square foot conversion of attic space in existing residence into second floor living area by adding new roof dormers. Proposal also includes the addition of a detached 52 square foot utility room at the back of the garage, addition of a new exterior stairway at the back of the garage and to abate the zoning violations on the property.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)

Final Approval as noted on the plans 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. 1204 CALLE CERRITO** R-1 Zone

Assessor's Parcel Number: 041-092-012
Application Number: MST2005-00773
Owner: Gloria A. Schroeder, Trustee
Agent: Suding Design

(Proposal to construct a new retaining wall approximately 8 feet high and 100 feet long with associated grading in the Hillside Design District. The 12,183 square foot parcel is currently developed with a 1,052 square foot single family residence and an attached 125 square foot garage.)

(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.

NEW ITEM**F. 120 S HOPE E-144** C-2/SD-2 Zone

Assessor's Parcel Number: 051-010-014
Application Number: MST2005-00833
Owner: Macerich La Cumbre, LLC
Business Name: Coach
Agent: Glen Morris

(Proposal for a storefront remodel for Coach in the La Cumbre Plaza Shopping Center.)

Continued one week for applicant to provide revisions as directed.

**** MEETING ADJOURNED AT (9:05) P.M. ****