



City of Santa Barbara

Planning Division

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, March 13, 2006 **David Gebhard Public Meeting Room: 630 Garden Street** **3:05 P.M.**

BOARD MEMBERS:
 BRUCE BARTLETT, Chair, Present
 JAMES LECRON, Vice-Chair, Absent
 CHRISTOPHER MANSON-HING, Present
 GARY MOSEL, Present, stepped out at 7:40-7:42 p.m.
 RANDY MUDGE, Present
 LAURIE ROMANO, Present, left at 4:40 p.m.
 DAWN SHERRY, Present
 MARK WIENKE, Absent
 GRANT HOUSE, Absent

CITY COUNCIL LIAISON:
PLANNING COMMISSION LIAISON: STELLA LARSON, Absent

STAFF: JAIME LIMÓN, Design Review Supervisor, Present from 3:09-4:18 p.m., and returned from 5:26-6:04 p.m.
 KELLY BRODISON, Planning Technician, Present
 KATHLEEN GOO, Commission 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 plans</u> are required <u>at the time of submittal & each time plans are revised</u> . <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.

PLEASE BE ADVISED

- 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 an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following Architectural Board of Review (ABR) agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans.
- All approvals made by the 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 ABR 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.
- The Board may refer items to the Consent Calendar for Preliminary and Final Architectural Board of Review approval.
- 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.
- **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.**
- **AMERICANS WITH DISABILITIES ACT:** 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.
- **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and agendas and minutes are posted online at 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 Building and Safety Staff 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 2, 2006 at 4:00 p.m., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov.
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 6, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of March 6, 2006, with corrections.

Action: Manson-Hing/Mudge, 6/0/0, (LeCron and Wienke absent).

C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar Items A-C, and Items F-H were reviewed by Chair Bartlett, Items D, E, and I were reviewed by Board member Manson-Hing, and the landscaping for Items I and J were reviewed by Board member Mudge.

Action: Manson-Hing/Romano, 6/0/0, (LeCron and Wienke absent).

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

1. Ms. Brodison announced the following change to the agenda:

The Applicant for Item 6, 3427 Sea Ledge Lane, has requested to present a Power Point presentation by Andy Roteman, Architect for Roteman, Eberhard & Associates.

2. Ms. Brodison made the following announcements:

- a) Board member LeCron and Board member Wienke will be absent today.
- b) Board member Romano will be stepping down on Item #3, 110 E Cota Street, and Item #4, 222 W Yanonali Street, and then she will be leaving the meeting after 4:00 p.m.
- c) Board member Mosel will be absent for the March 27, 2006, meeting.

3. Jaime Limon reviewed the status of appeals before City Council:

- a) City Council granted the appeal regarding 3501 Sea Ledge Lane;
- b) Pending appeal for single-family Riviera residence at 812 Largura Place, set for next week, March 21, 2006 (Request for ABR liaison to attend;
- c) Appeal for sign application at 3820 State (Select Personnel Services) set for April 4, 2006 (Request for Sign Committee liaison);
- d) Appeal for retaining wall at 1025 Las Alturas Road tentatively set for April 18, 2006.

E. Subcommittee Reports.

- Board member Mudge reported on the Highway 101, Milpas to Hot Springs Road *Ad hoc* Subcommittee is currently at 95% of the project, and that there were some relatively significant changes made to the finishes on the sound walls of the project scheduled to return before the Subcommittee.

- Chair Bartlett reported that he attended the 29th Neighborhood Preservation Ordinance (NPO) Steering Committee *Ad hoc* Subcommittee again on Friday, March 10, 2006, completed the public comment stage with one more meeting Friday, March 17, 2006, in the process to finalize the guidelines before going to City Council.
- Jaime Limón, Senior Planner, reported that these finalized guidelines will be available for ABR review, and that City Council would be particularly interested in the Boards' reviews regarding FAR guidelines, changes, and NPO findings regarding protection of privacy and private view issues. Informational packets should be available for the ABR to review prior to going to City Council for adoption, which is scheduled tentatively in September.

F. Possible Ordinance Violations.

No reported violations.

CONCEPT REVIEW - CONTINUED ITEM

1. W MISSION ST

R-4 Zone

Assessor's Parcel Number: 043-010-0RW
 Application Number: MST2006-00041
 Owner: City of Santa Barbara
 Engineer: MNS Engineers, Inc.
 Applicant: Harold Hill

(Proposal to construct a Class II bicycle route through the Mission Street underpass at Highway 101 to improve pedestrian and bicycle circulation between the Westside Neighborhood and the central portions of the City by connecting existing Class II bikeways on Modoc Road and on Bath and Castillo Streets. Bike lanes will be provided on Mission Street between Modoc Road and San Pascual Street, and between the northbound Hwy 101 ramp and Castillo Street by adjusting the pavement striping and lane widths. The proposed improvements at the Mission Street/Highway 101 interchange consist of sidewalk widening, the construction of retaining walls, and removal of trees and shrubs. The project includes new street and sidewalk lighting and modification of traffic signals. Areas where the sidewalk is replaced will receive tree wells containing Jacaranda trees.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION IS RECEIVED.)

(3:31)

Hal Hill, Project Manager for the City of Santa Barbara; Greg Knudson, Project Engineer from MNS Engineers, Inc.; and Ricardo Castellanos from Katie O'Reilly Rogers, ASLA, present.

Motion: Preliminary Approval with the following comments: 1) The Board appreciates the revisions and upgrades to the proposed walls and landscape plans, but would like the walls revised with a darker stucco color to be more in keeping with the north side Mission Creek bridge rail. 2) Move the proposed cable rails to the top of the retaining walls on the opposing side of the concrete drainage swale. 3) The added vine pockets below the walls are acceptable, but more vine pockets may be deemed necessary where their presence is minimal or missing; especially at the southbound freeway overpass bridge. 4) The lighting concept of all new lighting and poles are an enhancement to the project. 5) The pole color shall be a natural concrete grey color. 6) The Lumec Domus sconce lighting fixture is preferred for use under the bridges, since it would not light up the underside of the bridges. 7) Add more informal massing of shrubs to the landscaping components. 8) The natural grey color of the sidewalk is in keeping with the Mission Creek Bridge sidewalk.

Action: Mosel/Mudge, 6/0/0 (LeCron and Wienke absent).

CONCEPT REVIEW - NEW ITEM**2. MONTECITO ST FROM MILPAS TO SOLEDAD**

Zone

Assessor's Parcel Number: 099-MSC-0PW
 Application Number: MST2006-00115
 Owner: City of Santa Barbara
 Applicant: Santa Barbara Electrical Design

(Proposal to replace existing "Cobra Head" type street lighting with new city standard on three blocks of E. Montecito Street, from Milpas Street to Soledad Street.)

(PROJECT REQUIRES ENVIRONMENTAL REVIEW.)

(4:19)

Hal Hill, Project Manager for the City of Santa Barbara; and Bob Bartlett representing the applicant, present.

Motion: Preliminary Approval and continued one week to the Consent Calendar with the following comments: 1) The proposed concrete light poles shall be fluted and a natural grey color. 2) The proposed Lumec Domus lighting fixtures and arms shall be a malaga green color. 3) More accurate tree canopies shall be shown on the final plans prior to installation. 4) Provide a color palette brochure selection for the concrete light poles for review when returning for Consent.

Action: Manson-Hing/Sherry, 6/0/0 (LeCron and Wienke absent).

PRELIMINARY REVIEW**3. 110 E COTA ST**

C-M Zone

Assessor's Parcel Number: 031-201-030
 Application Number: MST2003-00520
 Owner: Assem Demachkie
 Architect: Tom Meaney

(This is a revised project - project now consists of five residential condominium units and three commercial condominium units. Proposal for a three-story, mixed-use building consisting of a parking garage with 12 spaces partially below grade, and 1,824 square feet of commercial and five residential condominium units above. A voluntary lot merger of the adjacent vacant lot (APN 031-201-030) is proposed as a part of this application.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 077-05.)

(4:41)

Tom Meaney, Architect, present.

Motion: Preliminary Approval with the following comments: 1) The tower element and west property line wall refinements are acceptable, as they are more simplified and allow for additional landscaping. 2) The additional along the east side facing the park is a substantial benefit. 3) The applicant shall meet with the Public Works Department staff to resolve the street light in the proposed driveway location and resolve the enhanced pavement along the alley easement. 4) The Board looks forward to enhanced paving as presented along the east alley fronting Vera Cruz Park.

Action: Sherry/Mudge, 5/0/0 (Romano stepped down, LeCron and Wienke absent).

PRELIMINARY REVIEW**4. 222 W YANONALI ST**

R-4/SD-3 Zone

Assessor's Parcel Number: 033-033-019
 Application Number: MST2005-00192
 Owner: John and Carol L. Nagy
 Applicant: Del Mar Development
 Architect: B3 Architects
 Agent: Post/Hazeltine Assoc.

(Proposal to construct five new condominium units in four buildings, replacing and demolishing 13 existing apartment units on a 12,500 square foot site located in the Coastal Zone. The project includes two one-bedroom units, one two-bedroom unit and two three-bedroom units. A voluntary lot merger is also a part of the project.)

Preliminary Review is requested.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 009-06.)

(4:59)

Keith Rivera, B3 Architect; Jeff Berkus, B3Architect; Derrick Eichelberger, Architect with Arcadia Studio, present.

Motion: Preliminary Approval and continued indefinitely to the Consent Calendar with the following comments: 1) Many aspects of the project's evolution and architectural style, such as the streetscape presence, the mixed proportions of the fenestration, the varied plate heights, and the creation of unique and separate identities through the use of opens spaces are all appreciated by the Board. 2) It is understood that the proposed open spaces along the street frontage shall be enclosed with low hedges as opposed to walls, as depicted on the exterior elevations.

Action: Manson-Hing/Mosel, 5/0/0 (Romano stepped down, LeCron and Wienke absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING**5. 2515 ORELLA ST**

R-3 Zone

Assessor's Parcel Number: 025-021-007
 Application Number: MST2005-00367
 Owner: 2515 Orella, LLC
 Contractor: Holehouse Construction & Design
 Architect: Bryan Murphy
 Owner: John Holehouse

(Proposed conversion of an existing seven unit multi-family residential development to condominiums. The proposal includes an addition of 134 square feet to the studio unit and construction of seven private outdoor storage spaces totaling 127 square feet. One covered and eight uncovered parking spaces will remain.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(5:20)

Bryan Murphy, Architect, present.

Public comment opened at 5:49 p.m.

Mr. Richard Drosendahl, owner of a neighboring property on West Constance, expressed concern regarding the type windows chosen for the project, and suggested the use of energy saving windows.

Mr. Murphy replied that they will be using energy saving double glazed windows, and will consider matching the appearance to the previously existing windows of the project.

Public comment closed at 5:50 p.m.

Motion: Continued two weeks with the following comments: 1) The Board finds the existing courtyards and landscaping charming, acceptable, and appropriate for such a condominium conversion project. 2) The Board looks forward to additional landscaping in the interior perpendicular courtyard with the goal of creating a sheltered common open space. 3) Enhance the rear alley space by reducing the depth of the open parking area, and provide a more significant landscape buffer along the building facing the alley. 4) Create a stronger pedestrian entry from the open parking stalls into the internal courtyard area. It was suggested the applicant continue the flagstone pattern of the front courtyard. 5) Consider utilizing the driveway of the existing one-car garage as an open parking stall, and convert the one-car garage into the required separate storage lockers for the seven proposed condominium units in order to maximize open space and retain the character of the central courtyard. Subsequent modifications due to this request could be supported by the Board. 6) The Board finds the existing hedge and entry trellis at the street frontage create a defacto private yard area, although the existing hedge should be shortened to a more appropriate height. 7) The windows of the enlarged studio Unit E shall be of a compatible design with the existing steel windows with mullions. 8) The gravel paving used for the driveway should be eliminated or modified for a more cohesive look with the flagstone paving used in the project.

Action: Manson-Hing/Mosel, 5/0/0 (Romano, LeCron, and Wienke absent).

***** **THE BOARD RECESSED FROM 6:05 P.M. UNTIL 6:33 P.M.** *****

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

6. 3427 SEA LEDGE LN

A-1/SD-3 Zone

Assessor's Parcel Number: 047-082-009
Application Number: MST2006-00092
Owner: Leon F. & Joyce M. Lunt
Architect: Roteman, Eberhard & Associates
Applicant: Bob Price

(Proposal to demolish 1,678 square feet and add 5,134 new square feet to an existing 3,414 square foot single family dwelling on a 32,189 square foot lot. The project is located in the Hillside Design District and in the Appealable Jurisdiction of the Coastal Zone. The project will result in a 6,780 square foot two-story residence. The proposal includes replacing the existing 565 square foot deck, constructing a 360 square foot driveway, 248 cubic yards of cut grading, constructing a 4' high, 84' long retaining wall, and replacing the existing septic system and drywells.)

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

(6:33)

Bob Price, Applicant; and Andy Roteman of Roteman, Eberhard & Associates, present.

No Power Point presentation was shown due to technical difficulty on the part of the applicant.

Public comment opened at 6:53 p.m., and as no one wished to speak, closed at 6:54 p.m.

Motion: Continued three weeks to Full Board with the following comments: 1) The proposed renovations and additions to existing 1960's modern home are compatible with the original design style. 2) The Board cannot make the findings to support the proposed modifications. The proposal should stay within the buildable area on the site to avoid modifications on the east and west sides, and restudy the floor plan configurations to reduce the scale of the house. 3) The contemporary style of house, and butterfly second-story roof expression is appropriate to project site conditions and not detrimental to surrounding neighbors. 4) Use of tall vegetation to help mask the two-story structure from easterly neighbors. 5) The undulating roof overhangs and extended trellises mitigate the linearity of the house as it extends toward the bluff. 6) Reduce the length of the proposed bluff guardrail, especially in the area near the proposed kitchen to avoid visual impacts as seen from the beach. 7) Paving and landscaping should be enhanced along the private drive, especially where the existing driveway has been removed. 8) Utilize dark materials to minimize glare. 9) The low profile roof on the existing one-story house helps soften the appearance of the new two-story element behind.

Action: Sherry/Mosel, 5/0/0 (Romano, LeCron, and Wienke absent).

CONCEPT REVIEW - NEW ITEM: PUBLIC HEARING

7. 109 N SALINAS ST

R-2 Zone

Assessor's Parcel Number: 017-073-010
 Application Number: MST2006-00029
 Owner: Brent-Stanich Family Trust 3/29/05
 Architect: Vadim Hsu

(Proposal for a two-story 599 square foot secondary dwelling unit and 692 square foot two-car carport on a 5,525 square foot parcel with an existing two-story single family residence in the Hillside Design District. The project includes 289 square feet of conversion from basement to living space in the existing 1,022 square foot single family residence. The existing detached 443 square foot carport is to be demolished. The proposal includes 77 cubic yards of grading.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(7:40)

Vadim Hsu, Architect, present.

Public comment opened at 7:44 p.m.

Mr. Bill Jones, neighbor, expressed concern regarding design model conversions on drainage/water damage issues in the rock berm area at the front of the project, and that the proposed change to the eastside setback to be unacceptable and may damage adjacent properties.

Vadim Hsu replied that his concerns are valid and will be addressed by the Building & Safety Division of the Community Development of the City of Santa Barbara where it will be professional designed by a Civil Engineer, and overseen by a City field inspector.

Public comment closed at 8:02 p.m.

Motion: Continued three weeks with the following comments: 1) The site plan and secondary dwelling unit behind the main residence are acceptable. 2) Use of the 3-foot encroachment for the covered parking into the interior yard setback is acceptable. 3) The proposed architectural style, upgrades, and non-conforming conditions of the main residence are appropriate and acceptable, especially in the window fenestration. 4) The Board is having difficulty with the proposed parking circulation diagram, and suggests the applicant restudy the possibility of a three-car covered parking alternative instead of the proposed two-car carport with connecting open breezeway to prevent cars backing out into Salinas Street. 5) The applicant should incorporate additional landscaping where appropriate along the driveway and maneuvering space adjacent to the existing residence to breakup the expanse of the existing pavement. 6) Restudy the front yard condition regarding drainage issues and the stone rubble wall resulting from the proposed rebuilding of the original side stairway in order to prevent impacting the neighbor to the south.

Action: Sherry/Manson-Hing, 5/0/0 (Romano, LeCron, and Wienke absent).

CONCEPT REVIEW - CONTINUED ITEM

8. 33 S SOLEDAD ST

R-2 Zone

Assessor's Parcel Number: 017-183-012
Application Number: MST2005-00321
Owner: Adame Family Trust
Architect: Jose Esparza

(Proposal for the conversion to condominiums of a 7,580 square foot, two-story, five unit apartment complex with 2,215 square feet of attached garage space and 1,214 square foot of deck/porch area on a 20,080 square foot lot.)

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF TENTATIVE SUBDIVISION MAP FOR CONDOMINIUMS.)

(8:21)

Jose Esparza, Architect; and Carlos & Eduardo Adame, Owners, present.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The buildings and landscaping are well maintained with clearly defined private entrances. 2) Regarding the requirement for private outdoor living space on Unit #1 of the project, the Board finds that the separation of a defined private space with additional hedges is detrimental to the project as a whole. 3) The applicant shall screen the dumpster with an enclosure.

Action: Manson-Hing/Sherry, 5/0/0 (Romano, LeCron, and Wienke absent).

CONCEPT REVIEW - CONTINUED ITEM**9. 1218 E MONTECITO ST**

R-2 Zone

Assessor's Parcel Number: 017-062-005
 Application Number: MST2005-00611
 Owner: Francisco & Maria Siordia
 Contractor: Manuel Contreras

(Proposal to demolish an existing two-story duplex and two car garage, and construct three new separate two story units, each with a two car garage. The development will result in a total of 5,446 square feet of living space and 1,296 square feet of garage area on a 11,500 square foot lot.)

(Fourth Concept Review.)

(ACTION MAY BE TAKEN IF SUFFICIENT INFORMATION HAS BEEN RECEIVED.)

(8:42)

Manuel Contreras, Contractor; and Maria Siordia, owner, present.

Motion: Preliminary Approval to the Consent Calendar with the following comments:
 1) Windows should be high quality with revised bull nosed details showing plaster returns. 2) Window mullions should be of substantial size to read appropriately. 3) The applicant shall use quality detailing, especially for the porch elements such as wood columns, beams, and brackets. 4) Restudy the intersection of the porch, the deck above at Unit #1 to resolve the narrow eyebrow as shown on the northeast elevation. 5) Prepare a grading and drainage plan indicating the location of down spouts and gutters and grade elevations. 6) Provide a landscape plan with trees and hedges for privacy requirements, and vines for the proposed wrought iron and existing fencing. 7) Provide details for the proposed solid fencing or walls along the property line. If solid walls are used, they should be plastered on both sides to match the existing buildings. 8) The side and back yard area surrounding Unit #3, shall maintain the natural grade.

Action: Sherry/Mudge, 5/0/0 (Romano, LeCron, and Wienke absent).

CONSENT CALENDAR**REVIEW AFTER FINAL****A. 615 DEL MONTE AVE**

R-3 Zone

Assessor's Parcel Number: 037-022-008
 Application Number: MST2004-00064
 Owner: Rigo Vela
 Architect: Jose Esparza
 Applicant: Rigo Vela

(This is a revised project to demolish 1,090 square foot existing residence and carport. The proposal involves a new two story 2,048 square foot duplex with two attached 2-car garages on a 5,080 square foot lot.)

(Review After final for new second floor deck to Unit A at front of building and revised windows.)

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

REVIEW AFTER FINAL**B. 1137 HARBOR HILLS LN** E-1 Zone

Assessor's Parcel Number: 035-314-011
 Application Number: MST2004-00531
 Owner: Douglas A. Harlow
 Architect: Pacific Architects
 Applicant: Pacific Architects

(Proposal to construct a 2,388 square foot addition to an existing 2,103 square foot two-story single family residence and add 140 square feet to the existing 548 square foot attached garage. The proposal also includes a 618 square foot deck addition. The project will result in a 5,179 square foot, two-story single family residence on a 27,778 square foot lot located in the Hillside Design District.)

(Review After Final for exterior color changes, revised roofing material, revised windows on south elevations and revised entry door position.)

Final Approval as noted on the plans of the Review After Final for changes to the colors, roofing material, doors and windows. The proposed glass railing is not approved.

FINAL REVIEW**C. 2210 EDGEWATER WAY** E-3/SD-3 Zone

Assessor's Parcel Number: 041-343-010
 Application Number: MST2005-00324
 Owner: Bruce Venturelli
 Architect: Paul Zink

(Proposal for a 443 square foot second-story addition to an existing 1,788 square foot dwelling with a detached 498 square foot garage with a 138 square foot workshop. The property is a 7,100 square foot lot in the appealable jurisdiction of the Coastal Zone and requires a Coastal Development Permit at Planning Commission.)

(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION #061-05.)

(Final Approval is requested.)

Final Approval as noted on Sheet #A3.

REFERRED BY FULL BOARD**D. 2531 MESA SCHOOL LN** E-3/SD-3 Zone

Assessor's Parcel Number: 041-311-017
 Application Number: MST2005-00349
 Owner: Anna Karczag
 Applicant: Peter Hunt

(the project consists of a proposal to construct a 869 square foot, one- and two-story addition to an existing 1,520 square foot, single-story residence and the construction of an attached 410 square foot, two-car carport. on a 6,013 square foot lot located in the Appealable Jurisdiction of the Coastal Zone. Planning Commission review is required for a Coastal Development Permit.)

(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION.)

(Preliminary Approval is requested.)

Final Approval of the project with the following conditions: 1) Returning one week to Consent are the low profile skylight (specifications) colors and light fixture detail (specifications). 2) The Board finds the screen wall an acceptable solution to a screen carport. 3) The Board suggests that if the carport is made a full garage, a door or window shall be used to articulate the large expanse of wall.

CONTINUED ITEM

E. 1426 MOUNTAIN AVE R-1 Zone

Assessor's Parcel Number: 039-021-018
 Application Number: MST2005-00777
 Owner: Brian A. Filice
 Architect: Tony Xiques

(Proposal to construct a 983 square foot, two-story addition and an attached 500 square foot, two-car garage to an existing 862 square foot, one-story residence on a 5,625 square foot lot. The proposal also includes the demolition of the existing one-car garage.)

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

Final Approval as noted on the plans of the project 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. 4200 CALLE REAL R-3 Zone

Assessor's Parcel Number: 059-240-020
 Application Number: MST2006-00125
 Owner: St. Vincent's School
 Architect: Cortan Construction

(Proposal to construct a 264 square foot trellis at Saint Vincent's School.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 024-02.)

Final Approval of the structure, and continued one week for the applicant to provide roofing material and documentation of visibility from Calle Real and State Highway 154.

NEW ITEM

G. 1045 CIMA LINDA LN A-2 Zone

Assessor's Parcel Number: 015-202-035
 Application Number: MST2006-00130
 Owner: Paula Wismer

(Proposal for a new 600 square foot deck within the front yard on a lot with an existing 2,500 square foot one-story residence with an attached 316 square foot garage on a 1.3 acre lot in the Hillside Design District.)

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

Continued one week. Applicant is to return with a proposal for landscape privacy screening between proposed elevated deck and neighboring home at 1039 Cima Linda Lane.

NEW ITEM**H. 930 PHILINDA AVE** C-2 Zone

Assessor's Parcel Number: 029-313-001
 Application Number: MST2005-00823
 Owner: Rosario Perry
 Agent: Laura Bridley
 Architect: Lenvik & Minor

(Proposal to convert 4 existing apartments to 4 condominiums. The project also includes converting a 4-car carport to a 4-car garage as well as several improvements and alterations to the site. A mutual access agreement for reciprocal use of the driveway serving 924 Philinda and 930 Philinda is also proposed.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL OF A TENTATIVE SUBDIVISION MAP FOR A CONDOMINIUM CONVERSION.)

Continued indefinitely to the Planning Commission.

FINAL REVIEW**I. 2108 LAS CANOAS RD** A-1 Zone

Assessor's Parcel Number: 021-030-031
 Application Number: MST2005-00456
 Owner: Donald A. Mcgilvray/Lorna Lea
 Architect: Scott Branch

(Proposal for a new 2,031 square foot one-story single-family dwelling and a 484 square foot detached garage with a second-floor 484 square foot artist studio on a 4.64 acre vacant lot in the Hillside Design District.)

(PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)

(Final Approval of the Architecture and Landscape Plans is requested.)

Final Approval as submitted of the Architecture and Landscape Plans, with the findings 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 of minimal visual impacts.

FINAL REVIEW**J. 3002 PASEO DEL REFUGIO** E-3 Zone

Assessor's Parcel Number: 053-201-008
 Application Number: MST2005-00696
 Owner: Raul Gutierrez
 Architect: Joaquin Ornelas, Jr.

(Proposal to construct a new 1,276 square foot, two-story addition to an existing 1,436 square foot, one-story residence on a 7,500 square foot lot. There is an existing two-car garage, habitable accessory space, and a non-conforming open yard.)

(Final Approval of the Architecture and Landscape Plans is requested.)

Final Approval as submitted of the Architecture and proposed colors, and indefinite continuance of the Landscape Plans.