



# City of Santa Barbara

## Planning Division

### ARCHITECTURAL BOARD OF REVIEW MINUTES

**Monday, April 17, 2006**

**David Gebhard Public Meeting Room: 630 Garden Street**

**3:06 P.M.**

**BOARD MEMBERS:**

BRUCE BARTLETT, Chair, Present  
 JAMES LECRON, Vice-Chair, Present  
 CHRISTOPHER MANSON-HING, Present  
 GARY MOSEL, Present  
 RANDY MUDGE, Present, arrived late at 3:06 p.m.  
 LAURIE ROMANO, Present  
 DAWN SHERRY, Present  
 MARK WIENKE, Present  
 GRANT HOUSE, Absent

**CITY COUNCIL LIAISON:**

**PLANNING COMMISSION LIAISON:**

**STAFF:**

JAIME LIMÓN, Design Review Supervisor, Present from 3:06 p.m., until 3:52 p.m.  
 JOANNE LACONTE, Assistant Planner, Present  
 KATHLEEN GOO, Commission Secretary, Present

ARCHITECTURAL BOARD OF REVIEW SUBMITTAL CHECKLIST (See ABR Guidelines & Design Review Submittal Requirements for Details)		
<b>CONCEPT REVIEW</b>	Required	<p>Master Application &amp; Submittal Fee - (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 &amp; 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 &amp; 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 &amp; proposed structures, building &amp; area square footages, building height, areas to be demolished, parking, site topography, conceptual grading &amp; retaining walls, &amp; existing landscaping. Include footprints of adjacent structures.</p> <p><u>Exterior elevations</u> - showing existing &amp; proposed grading where applicable.</p>
	Suggested	<p><u>Site Sections</u> - showing the relationship of the proposed building &amp; 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 &amp; thorough information is recommended to facilitate an efficient review of the project.</p>
<b>PRELIMINARY REVIEW</b>	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 &amp; grading where applicable.</p> <p><u>Preliminary Landscape Plans</u> - required for commercial &amp; multi-family; single-family projects where grading occurs. Preliminary planting plan with proposed trees &amp; shrubs &amp; plant list with names. Plans to include street parkway strips.</p>
	Suggested	<p><u>Color &amp; Material Samples</u> - to be mounted on a board no larger than 8.5" x 14" &amp; 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 &amp; must be complete &amp; accurate.</p>
<b>FINAL &amp; CONSENT</b>	Required	<p>Same as above with the following additions:</p> <p><u>Color &amp; 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 &amp; irrigation plan.</p> <p><u>Consultant/Engineer Plans</u> - electrical, mechanical, structural, &amp; plumbing where applicable.</p>

**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](http://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 April 13, 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](http://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 8:00 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 April 10, 2006.

Motion: Approval of the minutes of the Architectural Board of Review meeting of April 10, 2006, with corrections.

Action: Wienke/Sherry, 5/0/3 (Manson-Hing, LeCron, and Romano abstained).

## C. Consent Calendar.

Motion: Ratify the Consent Calendar. The Consent Calendar was reviewed by Board member LeCron, with the exception of Item #D reviewed by Board member Romano.

Action: LeCron/Wienke, 8/0/0.

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

1. Ms. JoAnne LaConte announced there were no changes to the agenda.

2. The Board made the following announcements:

a) Board member Romano will be stepping down from Item #7, 422 Santa Fe Place.

3. Jaime Limón, Senior Planner, made the following announcements:

a) Regarding the status of appeals before City Council, there is a pending appeal on Tuesday, April 18, 2006, at approximately 2:33 p.m., for a proposed retaining wall as part of a new development on a vacant lot at 1025 Las Alturas Road. Appointment for ABR attendance is at the Chair's discretion as there are no substantial issues regarding this project.

b) Caltrans' Highway 101 Operational Improvements project returns to the ABR's Full Board for final approval on Monday, May 1, 2006.

c) The Neighborhood Preservation Ordinance (NPO) update, workshop and open house has been tentatively set for 12:30 p.m., Saturday, May 13, 2006 at the Main Library's Faulkner Gallery. An email is pending to all ABR Board members. A follow-up meeting will then be scheduled with the ABR for Board members to review the NPO Guidelines.

## E. Subcommittee Reports.

➤ On April 12, 2006, Board member Romano attended the Visual Arts in Public Places event and announced that the steelhead trout display will still be available for viewing for a couple more days at the Sunken Gardens in downtown Santa Barbara.

➤ Chair Bartlett announced he attended the final Highway 101 Improvements from Milpas to Hot Springs *Ad hoc* Subcommittee meeting on Tuesday, April 11, 2006, which is also scheduled for a Joint ABR/HLC meeting on Monday, May 1, 2006.

➤ Chair Bartlett also announced he attended the final 31<sup>st</sup> Neighborhood Preservation Ordinance (NPO) Steering Committee *Ad hoc* Subcommittee meeting on Tuesday, April 11, 2006.

## F. Possible Ordinance Violations.

No reported violations.

**DISCUSSION ITEM****1. LOWER RIVIERA SPECIAL DESIGN DISTRICT – DESIGN GUIDELINES.**

(3:26)

Jaime Limón, Senior Planner; and Jake Jacobus, Associate Planner/Urban Historian, present.

Mr. Limón made an introduction to the Lower Riviera Special Design District Design Guidelines (Guidelines) discussion item with the following background information: When the Demolition Review Ordinance was adopted by City Council in 2004, Council requested staff provide additional protection for the Bungalow Haven neighborhood. Staff created a Special Design District as part of protection mechanisms for that neighborhood. At that time, Council directed staff to return in six months with some design guidelines for this area. The drafting and review of the Guidelines has taken longer than expected but have been reviewed by staff and the Historic Landmarks Commission (HLC). Today's presentation is to assist the Board on understanding their role in the decision process with regard to the "buffer" areas surrounding the potential Bungalow Haven Historic District in the Guidelines.

After the presentation by Mr. Jacobus, the following clarifications were made by Mr. Limón and Mr. Jacobus in response to comments, suggestions, and/or questions by the Board:

1. (Board member Wienke) Specific percentages of R1, R2, R3, or R4 type of residences within the Lower Riviera Special Design District (District) could be researched if the Board would like the information made available to them. The Special Design District does contain multiple-family zoning, which may result in more multiple unit developments requiring some design guidelines to control massing or setback issues. Staff is interested in having the ABR focus in this area of the guidelines to give additional tools to review these types of projects. However, future multiple family design guidelines are planned for the entire City pending future comprehensive planning studies.
2. (Board member LeCron) A computerized Word text-only version of the Guidelines can be emailed to all Board members to facilitate their comments and suggested edits to the guidelines.
3. (Chair Bartlett) The term "interim" used in the Guidelines means that the identification and selected boundaries of the potential historic district has not yet been achieved. Staff expects to continue to work on a set of more comprehensive Citywide Historic Resource/ Historic District guidelines, but the Lower Riviera neighborhood specifically desired to have some guidelines in place "in the interim." Staff will be more specific in future guidelines about how to protect historic districts and how to evaluate the different buffer areas.
4. (Chair Bartlett) The Guidelines will specify three types of structures defined as: CONTRIBUTING STRUCTURES; POTENTIALLY CONTRIBUTING STRUCTURES- (that include those structures which, through either some minor upgrades, alterations or reversals, could be made into Contributing Structures); and NON-CONTRIBUTING STRUCTURES. If a structure is determined to have an historical significance, i.e. Structure of Merit or City Landmark worthy or within the proposed Historic District, then these applications will be subject to HLC review.
5. Historically significant structures outside the proposed historic district would most likely be designated as historic structures and would also be subject to HLC review. Historic survey forms will be specifically prepared for each property and structure and can given to the Board clarifying the location of the historic structures in close proximity ABR projects.

6. (Chair Bartlett) These special design district guidelines are anticipated to be forwarded to City Council for adoption within approximately one to two month's time. The creation of the Bungalow haven Historic District will take longer since it involves some discussions with the neighborhood and the HLC.
7. (Board member Sherry) **COMPATIBILITY ISSUES** The design overlay area or buffer zone area which surrounds the actual historic district, is the main concern with regard to the Guidelines, and has been created specifically for preservation of the historic buildings and the compatibility of those buildings inside that design overlay area or buffer zone. Outside that area, some determination or leeway can be allowed by the Board regarding homes which could be made to fit into the protected streetscape which gives each neighborhood its quality and character, such as contemporary homes which reference historic elements in their shape, materials, etc., and yet still read as contemporary. Therefore, more flexibility will exist outside the historic district in terms of the type of features the Board may allow applicants to include in their design compared to those deemed acceptable with the designated district. The Special Design District has been created for preservation of the historic buildings at its core, and to ensure the compatibility of new development and buildings surrounding the neighborhood.
8. (Chair Bartlett) The focus for these Guidelines is for only one area of the Lower Riviera Survey Area, however, there are other areas which possess a potential for district designation. Future special design districts could also be created for other building clusters/neighborhoods outside the Bungalow Haven area and possibly near the Santa Barbara Mission area, which possess a lot of Spanish/Colonial revival homes and larger Victorian Craftsman homes.
9. (Board member Mosel) The "demolition review study area" requires the City to review all permit applications for applications involving buildings determined to be at least fifty years old. Mr. Jacobus, the City Historian, makes the initial determination on whether the application requires a Historic Structures Report or not. If he determines the residence can qualify as a Structure of Merit, or a City Landmark, he will then require a Structures Report as part of the project's proposal. Approximately 95% of the 16,000 homes located in the Demolition Review Survey Study Area are deemed not historically significant enough to require a Structures Report. The other 5% of these significant homes are what the City is attempting to "catch" or check to determine whether the City or applicant needs to do more research.

Mr. Limón concluded the presentation by assuring the Board that computerized Word text-only versions of the Guidelines will be emailed to all Board members for their comments and suggestions as soon as possible.

**CONCEPT REVIEW - CONTINUED ITEM****2. 1340 CLIFTON ST**

R-2 Zone

Assessor's Parcel Number: 017-154-018  
Application Number: MST2005-00500  
Owner: Richard Golden

(This is a revised project. Proposal to construct a 2,253 square foot three-story single-family residence to include a 625 square foot two-car garage. The project is on the same 6,067 square foot lot as the existing 1,004 square foot two-story single-family residence with a first floor 440 square foot garage. A modification is required to allow less than 1,250 square feet of open yard space.)

**(Second Concept Review.)**

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

(3:53)

Richard Golden, Owner; Ed St. George, friend & previous Property Owner; and Stacey Wilson, Assistant Transportation Planner, present.

Public comment opened at 4:17 p.m.

Ms. Sonja Ospina, neighbor, expressed concern regarding the overall large size of the proposed project, and that the height of the proposed building would “dwarf” other residences in the area.

Mrs. Ann Harkey, neighbor, expressed concern regarding the elevations of the current lot, significant changes in the existing foundation which is higher than originally approved by the ABR and the City’s Building & Safety Department. She also hand-delivered written comments from her husband Ron Harkey addressed to City staff, regarding the modifications of the setback requirements, traffic, and parking design. She also appreciated the changes made by the applicant regarding the eliminated decking.

Mr. Rudolph Mangué, neighbor, expressed concern regarding height of the elevations, and the square footage of the proposed project.

Ms. Maria Zate, neighbor, expressed concern regarding the height of the elevations, the fencing between properties, driveway, and parking issues of the proposed project.

Mr. Ray George, adjacent neighbor, expressed concern regarding the proposed project’s possible negative impact on his privacy and public view.

Public comment closed at 4:33 p.m.

Motion: Continued indefinitely to Full Board with the following comments: 1) The Board is concerned again with the accuracy of the presented documentation, especially the previously requested topographic map which should return with both vertical and horizontal accuracy and drawn to scale showing the relative heights of the proposed project and adjacent structures so that the Board can understand the relative roof and finished floor heights of the immediately adjacent properties. 2) Return with the as-built survey actually prepared by the surveyor. 3) The proposed yard configuration creates

awkward circulation, hidden entries to each residence, and requires pedestrian to access the houses from the lower driveway. 4) At this time, the Board cannot support the proposed modification for the open yard space under the current configuration. 5) The applicant shall return with accurate tabulations of the amount of open yard created with the proposal so that a decision can be made regarding the modification. 6) A modification could be considered if the proposed residence were substantially smaller, especially in the upper-most floor level, to diminish the apparent size of the structure and the “looming” quality of the roof form of the upper level attic space. 7) Study reducing the artificially raised grade, especially along the south and on the frontage of Salinas Street where the grade has been raised higher than its natural condition. 8) Study ways to lower the existing floor structure, especially over the proposed storage space toward Salinas Street. 9) Reduce the plate heights as perceived from the west side and Salinas Street. 10) Eliminate the north and south pop-out conditions on the exterior elevations which intrude into the open space and loom over the adjacent neighbors. 11) The porch element addressing Salinas Street could be a charming element if done in an historic fashion similar to the sample photos presented, with the porch element sized at full width and lower than its current condition. 12) The roof pitch is exceedingly steep which adds to the mass, bulk, and scale of the structure; therefore, the Board requests the applicant erect minimal story poles to depict the proposed ridge and plate heights, and return with photo documentation. 13) The garage door should be pulled back more internally to the existing structure to provide adequate vehicular circulation space. 14) Study the option of creating internal circulation from the garage into the residential unit above to minimize the amount of sidewalk. 15) Include all accurate and complete project statistics.

Action: LeCron/Sherry, 8/0/0.

### **CONCEPT REVIEW - CONTINUED ITEM**

#### **3. 1321 GILLESPIE ST**

R-2 Zone

Assessor's Parcel Number: 039-083-004  
 Application Number: MST2006-00022  
 Owner: Araceli Esparza  
 Architect: Jose Esparza

(Proposal to construct a new 1,945 square foot two-story addition and attached 517 square foot garage and workshop to an existing 1,359 square foot, one-story single-family residence. The existing detached 400 square foot garage will be demolished. The proposal also includes a 378 square foot second-story deck and a 35 square foot front porch on the 6,250 square foot lot. Proposed grading is 58 cubic yards. A modification is required for the encroachment of the proposed front porch into the interior yard setback.)

**(Third Concept Review.)**

**(COMMENTS ONLY; NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL FOR A MODIFICATION.)**

(5:23)

Araceli Esparza, Owner; and Jose Esparza, Architect, present.

Motion: Continued indefinitely with the following comments: 1) Restudy the front porch to eliminate the need for a modification. If the applicant eliminates the need for the modification, the project is ready for Preliminary Approval and can be continued

indefinitely to the Consent Calendar. 2) If a modification is requested by the applicant, then the project is referred back to Full Board. 3) Reconsider the bay windows at the front elevation to be more architecturally cohesive. 4) Study elimination of the stone cap on the upper balconies, and consider siding material instead of stucco for those balconies or possibly use a wood balustrade railing as on the first-floor elevations. 5) Study continuation of the stone veneer on the south elevation chimney to the grade. 6) Add fences and/or gates at the side yard conditions at the terminus of the stone wainscot which is set at least 24 inches back from the front corner. 7) The garage door on the west elevation should be a high quality carriage style door, with the Board's suggestion of using top glazing on the upper portion of the door. 8) If a fireplace is considered for the front room, documentation shall be provided by the applicant for the flue solution so that the flue is completely concealed or relocated to be combine with the other fireplace chimney. 9) The windows in the plaster elements shall be provided with heavier and larger sill conditions.

Action: LeCron/Mosel, 8/0/0.

#### **CONCEPT REVIEW - CONTINUED ITEM**

#### **4. 3953 LA COLINA RD**

E-3/SD-2 Zone

Assessor's Parcel Number: 057-222-002  
Application Number: MST2006-00126  
Owner: Jorge Ruiz Garcia  
Architect: Jose Esparza

(Proposal to add a 630 square foot second-story addition, a 447 square foot first-floor addition, and an attached 400 square foot two-car garage to the existing 1,684 square foot, one-story, single-family residence. The existing storage/laundry area and two-car carport will be demolished. The second-story addition includes decks on the front and rear of the house. The project is located on a 7,021 square foot lot.)

#### **(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(5:51)

Jose Esparza, Architect, present.

Motion: Continued three weeks to Full Board with the following comments: 1) Restudy the front north elevation to revise the roof form over the one-story garage so that it obscures a larger portion of the second-story addition beyond, and integrates with the upper level deck above the garage. 2) Restudy the rear deck so that it appears more integral with the architecture and the adjacent trellis element; possibly stepping the deck lower than the finished floor so that they are in alignment and reduce the size of the deck. 3) Study the amount of the proposed overhangs to comply with the side yard setbacks. 4) Restudy the relationship of the second-story addition, and northern deck as it relates to the entry below, and single-story portion of the house to better integrate them together.

Action: Manson-Hing/Mudge, 8/0/0.



**CONCEPT REVIEW - CONTINUED ITEM****5. 1466 LA CIMA RD**

R-1 Zone

Assessor's Parcel Number: 041-022-031  
Application Number: MST2006-00145  
Owner: John H. & Kathy S. Cook  
Architect: Don Swann

(Proposal to abate violations listed in ENF2005-01169. Proposal to permit the as-built demolition of a 360 square foot deck and to permit an as-built, 838 square foot deck with 401 square feet of partially enclosed storage below on a 12,315 square foot lot located in the Hillside Design District. The proposal includes a total of 165 cubic yards of grading consisting of 53 cubic yards of cut and 112 cubic yards of fill.)

**(Second Concept Review.)**

**(PROJECT REQUIRES NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS.)**

(6:14)

Don Swann, Architect; John Cook, Owner, and Tony Fisher, Agent for the applicant, present.

Public comment opened at 6:23 p.m.

Mr. Steve Americana, Agent for adjacent neighbors Mr. & Mrs. Scot McCosker, expressed the concern of his clients regarding the project's new deck addition built to replace the previously existing unpermitted deck which has also been built without a permit, and which is dramatically more extensive in size, bulk, and scale than other residences in the neighborhood.

Public comment closed at 6:32 p.m.

Motion: To Deny approval of the as-built condition of the proposed project without prejudice. It is understood that the applicant may return with a new application for a revised proposal that adheres to the guidelines and City standards. The existing deck was constructed without permits and without prior design review or approval.

Action: LeCron/Wienke, 8/0/0.

\*\*\*\*\* **THE BOARD RECESSED FROM 6:46 P.M. UNTIL 7:14 P.M.** \*\*\*\*\*

**CONCEPT REVIEW - CONTINUED ITEM****6. 709 E HALEY ST**

C-2 Zone

Assessor's Parcel Number: 031-232-017  
Application Number: MST2005-00572  
Owner: Corina A. Figueroa  
Architect: Pacific Architects

(Proposal to construct a 1,967 square foot, two-story commercial building which includes an attached 823 square foot, three-car garage on the ground floor on a 5,000 square foot lot. There are two additional uncovered parking spaces proposed. The lot is currently developed with an existing 522 square foot, one-story residence to remain unaltered. Project requires Development Plan Approval by the Architectural Board of Review for commercial construction between 1,000 to 3,000 square feet.)

**(Second Concept Review.)**

**(COMMENTS ONLY, PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN APPROVAL.)**

(7:15)

Bill Wolf from Pacific Architects, present.

Motion: Continued indefinitely to the Consent Calendar with the comment that, once the Environmental Assessment is complete, the project is ready for Preliminary Approval with Development Plan Approval findings to be made at the Consent Calendar.

Action: Mudge/Manson-Hing, 8/0/0.

**FINAL REVIEW****7. 422 SANTA FE PL**

E-1 Zone

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

(The project site is 7.66 acres in size located in the Alta Mesa Neighborhood of the City. The project includes two components: the "Single Family Project" (MST2003-00227) and the "Duplex Project". The Duplex Project would merge and re-subdivide eleven 1.93 acres into one lot for condominium purposes for the development of fourteen (14) townhouse condominiums. Of the 1.93 acre site, 0.40 acres would be dedicated as open space. The fourteen duplex units would be located on the lower portion of the site along a proposed private road, which intersects Santa Fe Place. This condominium project would require a rezone of the property from E-1, Single Family Residential, to R-2, Two Family Residential. Seven of the fourteen units would be market rate units and approximately 1,375 to 2,200 square feet in size and seven would be affordable units per City and State Bonus Density requirements and 1,050 square feet in size. Each unit would include a two-car garage; nine guest parking spaces are also proposed. The following discretionary applications are required: a Zone Change from E-1, Single Family Residence, to R-2, Two Family Residence; a Waiver of Public Street Frontage for a private driveway serving fourteen; a Modification of Street Frontage Requirement for the lot to provide none of the 60 feet of public street frontage requirement; Modification of Lot Area for bonus density to allow six (6) over-density units on a lot in the R-2 Zone; Neighborhood Preservation Ordinance Compliance to allow grading in excess of 500 cubic yards outside of the main building footprints within the Hillside Design District; and a Vesting Tentative Subdivision Map to merge and re-subdivide 1.93 acres into one lot for condominium purposes.)

**(PROJECT REQUIRES COMPLIANCE WITH PLANNING COMMISSION RESOLUTION NO. 053-04A AND 053-04B.)**

(7:35)

David Lane, Architect; Louis Robinson, Architect; and Mark Lloyd, L&P Consultants, Agent; present.

Motion: **ARCHITECTURE**: Final Approval of the architecture as submitted with the following conditions: (Prior comments from 07/18/05, #3 and #5 carried forward\*) 1) The Board looks forward to the introduction of more canopy trees between the buildings.\* 2) Study the rear yard concepts to create stronger connections to the yards with patios or gateways.\* 3) All buildings shall have stone wainscot at the lower garage level with varied stone patterns from random to the ashler pattern.

**GRADING**: Continued indefinitely to the Consent Calendar with the following comments: (Prior comments from 02/06/06, #1-3 carried forward\*) 1) The crib wall as shown on the south side of the project, is not included in this approval and will return with the landscape plan.\* 2) The proposed rear yard retaining wall behind units 12 and 13 are to be reduced. Unit 12 has a nine foot wall height and Unit 13 has an eight foot wall height. Both walls are to be lowered to 6-7 feet in height.\* 3) The applicant is to show all finished materials on subsequent submittals.\* 4) Restudy the entry stairway to be adjacent to the building and provide an additional landscape buffer. 5) Reconfigure the walls adjacent to the parking turn-around area. 6) Consider a wrought iron railing instead of a stone rail.

Action: LeCron/Wienke, 7/0/0 (Romano stepped down).

**CONSENT CALENDAR****REVIEW AFTER FINAL****A. 2430 SANTA BARBARA ST** E-1 Zone

Assessor's Parcel Number: 025-082-009  
Application Number: MST2004-00705  
Owner: Pfau Revocable Trust 3/2/1/03  
Applicant: Bernard Austin  
Architect: Harrison Design Associates

(Proposal to construct a 276 square foot addition, and two patio covers totaling 588 square feet at the front and rear of an existing 2,497 square foot residence on a .45 acre lot located within the Mission Area Special Design District. The proposal includes terraces and associated retaining walls.)

**(Review After Final for redesign of laundry and powder room at rear of house adding 27 square feet, eliminate covered porch at rear of house, removal of bay window and replace with French doors and relocation of windows in bedroom and den facing the side and rear yards.)**

Final Approval as submitted of the Review After Final.

**FINAL REVIEW****B. 2930 LOMITA RD** E-3/SD-2 Zone

Assessor's Parcel Number: 051-201-029  
Application Number: MST2004-00826  
Owner: Elizabeth McClure  
Architect: Gretchen Zee

(Proposal to demolish 228 square feet of accessory buildings and construct a new 500 square foot detached accessory building above an existing detached 326 square foot garage. There is an existing 1,897 square foot single-family residence on a 7,220 square foot lot.)

**(Final Approval is requested.)**

Final Approval as submitted.

**NEW ITEM****C. 1117 HARBOR HILLS DR** E-1 Zone

Assessor's Parcel Number: 035-314-019  
Application Number: MST2006-00178  
Owner: Akila Krish  
Contractor: Joe Copley

(Proposal to repair and stabilize an existing retaining wall including the addition of eight support buttress beams and 91' of horizontal concrete load beam approximately 2' above grade for an existing single-family residence on 17,639 square foot lot in The Hillside Design District.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND 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.

**NEW ITEM****D. 495 S FAIRVIEW AVE** A-F/SD-3 Zone

Assessor's Parcel Number: 073-450-003  
Application Number: MST2006-00198  
Owner: City of Santa Barbara  
Architect: Tai Yeh

(Add a new generator to an existing commercial project at the Santa Barbara Municipal Airport.)

Final Approval as noted on the plans.

**NEW ITEM****E. 320 S SALINAS ST** R-3 Zone

Assessor's Parcel Number: 017-300-010  
Application Number: MST2006-00204  
Owner: Transition House  
Applicant: Jeff Arlington  
Architect: Al Winsor

(Proposal to construct two new stairways, replace all (35) windows, 6 doors, and 13 water heaters on an existing 13 unit apartment building on a 25,305 square foot lot. Proposal also includes repainting the building and replacement of gutters and downspouts.)

**(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT.)**

Final Approval as submitted.

**\*\* MEETING ADJOURNED AT 8:33 P.M. \*\***